

The Houses of Fairmount Heights, Maryland:

A PATTERN BOOK



ABSTRACT

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This pattern book is part of an FY 2019 and FY 2020 M-NCPPC Planning Assistance to Municipalities and Communities (PAMC) Program project requested by the Town of Fairmount Heights to update the 1993 *Fairmount Heights, Maryland Residential Façade and Improvement Guidelines*. It identifies over 500 single-family dwellings, classifies and maps them by style and dates of construction, explains the origins and characteristics of each style, provides photographs, and in certain instances provides new research on the early builders and homeowners. It identifies vacant properties in the town and provides five new dwelling designs that are compatible with the existing dwellings and streetscape. It is a companion to the 1993 *Fairmount Heights, Maryland Residential Façade and Improvement Guidelines* publication which is being reprinted.

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A PATTERN BOOK



March 2022

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

www.pgplanning.org

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OVERVIEW

Introduction

This book categorizes and illuminates the stylistic attributes of the houses in Fairmount Heights, Maryland. Fairmount Heights is a historically African-American suburban town located in Prince George's County along its border with Washington, D.C. This book identifies over 500 single-family dwellings, classifies and maps them by style and dates of construction, and provides photographs of each. It identifies unimproved lots and offers five new dwelling designs that are compatible with the existing town character. It builds upon and is a companion to the 1990 *Fairmount Heights, Maryland, A History from its Beginnings (1900) to its Incorporation (1935)* and the 1993 *Fairmount Heights, Maryland Residential Façade and Improvement Guidelines*, the latter of which is being reprinted and reissued with this publication.

Not included in this pattern book are commercial and multifamily buildings, townhouses, churches, single-family dwellings repurposed for commercial uses, commercial buildings repurposed for single-family use, and land owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC)¹. Generally, property that is not zoned RSF-65 (Residential, Single Family, 65) is not included; the exceptions are the single-family dwellings on Eastern Avenue near its intersection with Sheriff Road where the land is zoned IE (Industrial, Employment).²

Why a Pattern Book?

Seeking a framework on which to encourage restoration, compatible additions, and new dwelling construction, in 1991 the Town of Fairmount Heights applied for a set of design guidelines through M-NCPPC's Planning Assistance to Municipalities and Communities (PAMC) program. The *Fairmount Heights, Maryland Residential Façade and Improvement Guidelines*, prepared by M-NCPPC's Community Planning Division, was published in 1993. In 2019 the town applied and was accepted for an updated guide, again using the PAMC program. In planning for a new publication, M-NCPPC staff considered what information not found elsewhere would be most valuable and interesting for this town-specific publication.

¹ In general, M-NCPPC acquires and retains land for conservation, transportation, or public recreation (see Maryland Code, Land Use Article, Section 17-101[b]). M-NCPPC does not acquire property intending to convey it to a private property owner; real property does not transfer to M-NCPPC, and ultimately to a private buyer, if a property owner fails to pay property taxes. For those reasons, staff did not consider any M-NCPPC property as a potential site for new single-family dwelling construction. However, staff identified some property under town or County ownership (such as that owned by the Redevelopment Authority) as suitable sites for infill development.

² The IE (Industrial, Employment) Zone accommodates limited residential development. Zoning Ordinance, 27-4203(e).

Project staff determined the original publication had sound preservation, restoration, and additions advice—and exceptionally good illustrations—and should be reprinted. What it lacked was an inclusive and explanatory survey of the diverse single-family dwelling resources that comprise most of the town, and fresh ideas for compatible new houses. This book is based on new survey data. Each extant single-family dwelling in the town has been mapped geospatially using ArcGIS, photographed, and classified by style. In some instances, new research was undertaken on subdivisions and original or early owners that help illuminate the town's history and patterns of development. Certain unimproved properties, including those once occupied by a house, were identified as potential locations for infill construction. There are 514 surveyed dwellings and 68 identified buildable parcels.³ With the belief the “domestic architecture [stands] at the very core of the American experience,”⁴ the goal of this book is to offer something for everyone.

How to Use this Pattern Book

This book is a planning tool for homeowners, builders, planners, historians, students, and developers so that they can familiarize themselves with the historic patterns of development and dwelling styles in Fairmount Heights, and plan and design new dwellings compatible with the neighborhoods. The pattern book builds on previous planning work and studies undertaken by M-NCPPC for Fairmount Heights, including the 1990 *Fairmount Heights, Maryland, A History from its Beginnings (1900) to its Incorporation (1935)*; the 1993 *Fairmount Heights, Maryland Residential Façade and Improvement Guidelines*; the 1996 *African-American Heritage Survey*; the 2003 *African-American Historic Resources in Prince George's County, Maryland Multiple Property Documentation*; the 2010 *Approved Historic Sites and District Plan*; the 2010 *Approved Subregion 4 Master Plan*; the 2011 Fairmount Heights National Register Historic District nomination; and the 2012 *African-American Historical and Cultural Resources in Prince George's County*.

This Pattern Book contains new historical analysis and maps of the subject residential neighborhood over the past 122 years. Property owners can use this information to understand the many architectural styles that comprise the neighborhoods, identify individual house styles, plan for new construction, plan for additions, renovations, and rehabilitation or preservation work. It should be used in conjunction with the republished 1993 *Fairmount Heights, Maryland Residential Façade and Improvement Guidelines*, which has detailed information on the components of dwelling elements such as windows, doors, siding types, and roofs found in Fairmount Heights.

Students and historians can use this information and sources gathered herein as inspiration for further studies and research to shed light on the people, built environment, and social and economic history of Fairmount Heights. Potential topics include:

- Mortgage and lending practices for African-American homebuyers and builders
- African-American-founded improvement societies
- The Modern Movement and African-American homebuyers
- Washington, D.C., and its relationship to Fairmount Heights
- White House staff who were Fairmount Heights residents
- Fairmount Heights first families, their origins, occupations, and dwellings
- Persistence and change in dwelling ownership and styles
- Surges and ebbs in Fairmount Heights development
- Veterans of Fairmount Heights

³ The lots in the 1900 Fairmount Heights subdivision were 25 feet wide; properties suitable for a new single-family dwelling now comprise at least two lots. Note also that development in the town continues even as this book was being written and published, so some property identified as vacant may already be improved with a new dwelling.

⁴ Alastair Gordon, *Romantic Modernist: The Life and Work of Norman Jaffe, Architect*, (New York: The Monacelli Press, 2005), 11.

The National Register of Historic Places

The Town of Fairmount Heights was listed in the National Register of Historic Places in 2011. The listing's effect on property owners is largely honorary and entirely nonregulatory.⁵ The designation includes a comprehensive list of all residential and commercial buildings, sites and structures within the boundary and categorizes them as *contributing* to the significance of the district, or as *noncontributing*; properties that do not contribute to the significance of the district.⁶ This pattern book makes no distinction between contributing and noncontributing properties.

The National Register boundary corresponds with the municipal boundary, with two exceptions: it does not include an 11-acre, 10-parcel section at the northeast corner of Sheriff and Addison Roads comprising mostly undeveloped property owned by M-NCPPC and the town; and includes an approximately 6-acre portion southeast of the town's southern boundary that is part of the City of Seat Pleasant. Properties outside the municipal boundary but included in the National Register boundary are not part of the inventory for the purposes of this publication.

The Maryland Inventory of Historic Properties

Representation in the Maryland Inventory of Historic Properties (MIHP) means a property has been documented for the inventory, for whatever purpose (for example, because a potential state or federal undertaking could destroy it). Some properties in the inventory may also be designated as a County historic site or historic resource (see following section). If a property is listed in the inventory but is not a County historic site or historic resource, its inventory number is provided as follows: PG:72-9-00. The County is represented by PG, the planning area is 72, 9 is the Fairmount Heights Survey Area, and the final number is the individual inventory number. No leading zeros are used. If the property is a designated County historic site or historic resource, its designation number will use the MIHP number, but will be listed as historic site (or historic resource) like so: 72-009-00. The prefix "PG" is not used because it is not necessary (all sites and resources being in the County); however, note that leading zeros are used in the middle number designating Fairmount Heights.

None of the dwellings previously documented for the MIHP, including County historic sites and historic resources, are re-explored at length herein. Their inventory numbers and County historic designations, if any, are noted in the tables within each style section. The inventory forms for these properties, including maps and photographs, can be accessed using Medusa, Maryland's Cultural Resource Information System, at mht.maryland.gov.

Historic Preservation Ordinance (Subtitle 29 of the County Code)

If the town decides a level of preservation and design oversight is warranted or desirable, the town could work with the Prince George's County Historic Preservation Commission (HPC) and the District Council to designate the historically significant portions of Fairmount Heights a County historic district. As a County historic district, any changes made to the exterior of any property within the district⁷ would be permitted only with the review and approval of the HPC.

⁵ The listing is nonregulatory for homeowners; however, a level of protection is provided by Section 106 of the National Historic Preservation Act of 1966, which requires federal agencies to consider the effects on historic properties of projects they carry out, assist, fund, permit, license, or approve throughout the country. If a federal or federally-assisted project has the potential to affect historic properties, a Section 106 review will take place. In Maryland this review is undertaken by the State Historic Preservation Office: the Maryland Historical Trust.

⁶ The Period of Significance for the Fairmount Heights National Register Historic District is 1900–1960: anything built after 1960 was identified as noncontributing. In general, properties that have achieved significance within the past 50 years are not eligible for the National Register unless they are of exceptional importance. See the National Register Bulletin "How to Apply the National Register Criteria for Evaluation" published by the National Park Service, and available at nps.gov.

⁷ Except those changes classified as ordinary or routine maintenance.

Standards for noncontributing properties would be lenient; those for contributing properties are stricter to preserve their historic character and historic building fabric. New construction would be encouraged, but again, would be subject to review and approval by the HPC. The HPC identifies and the District Council designates individual buildings and sites as well as districts. As of this writing, there are 14 designated historic sites and resources in Fairmount Heights. Because this pattern book is a companion to the 1993 *Fairmount Heights, Maryland Residential Façade and Improvement Guidelines* that encourages rehabilitation work, it is important to identify which dwellings are regulated by the County Historic Preservation Ordinance. Property owners of historic sites or historic resources should consult with the Historic Preservation Commission staff before undertaking any exterior work. Tax credits and grants may also be available to assist with the cost of such work.

historic site

A **historic site** is any individual historic resource that has been evaluated and designated according to the process set forth in the Historic Preservation Ordinance (Subtitle 29 of the County Code) and found to be significant. Historic sites are protected by the Historic Preservation Ordinance through the Historic Preservation Commission.



historic resource

A **historic resource** is a historic property listed in the County Inventory of Historic Resources. Applications for building or other permits that propose changes to the building or setting of a historic resource trigger evaluation for historic site designation by the Historic Preservation Commission. Evaluation for designation can also be requested by the property owner at any time.

As of this writing, the Prince George's County Historic Preservation Ordinance lists the following dwellings as

historic sites or resources

in Fairmount Heights:



Samuel Hargrove House
5907 K Street
Historic Site 72-009-17



Site of William Sidney Pittman House
505 Eastern Avenue
Historic Site 72-009-18



James F. Armstrong House
908 59th Avenue
Historic Site 72-009-24



Towles-Brooks House
708 59th Avenue
Historic Site 72-009-27



Isaac Brown House
715 59th Place
Historic Site 72-009-30



John S. Johnson House
612 60th Place
Historic Site 72-009-32



Cornelius Fonville House
602 60th Place
Historic Site 72-009-35



Robert S. Nichols House
910 59th Avenue
Historic Site 72-009-39



Trammell-Taylor House
717 59th Avenue
Historic Resource 72-009-26



Louis Brown House
701 58th Avenue
Historic Resource 72-009-28



William B. Coles House
730 60th Avenue
Historic Resource 72-009-31



Henry Pinckney House
608 60th Place
Historic Resource 72-009-33



Doswell Brooks House
6107 Foote Street
Historic Resource 72-009-36

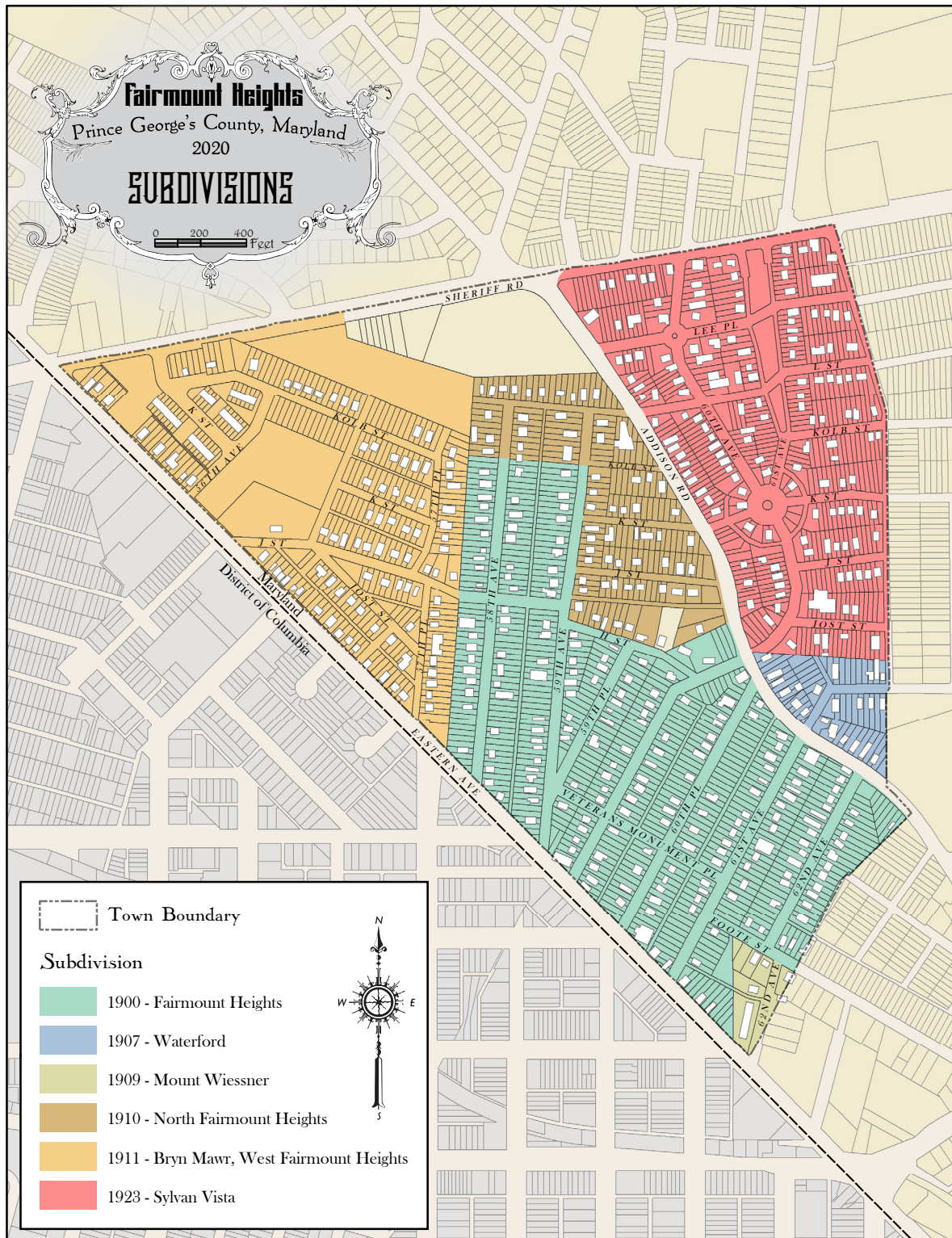


Prince Albert Washington House
949 Eastern Avenue
Historic Resource 72-009-43

Figure 1. Historic Sites or Resources in Fairmount Heights

PATTERNS OF DEVELOPMENT

Map 1. Subdivisions in Fairmount Heights



SUBDIVISIONS

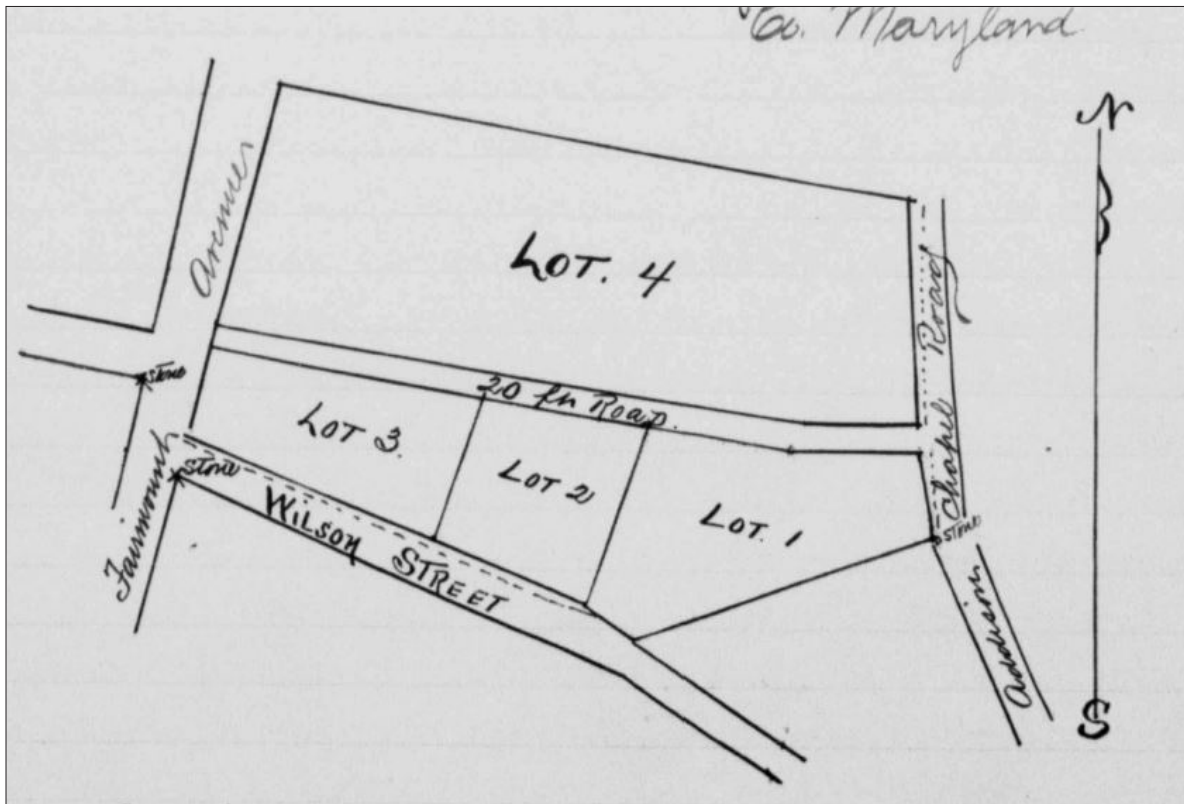
Fairmount Heights was developed from a cluster of small farms starting in 1900. The subdivisions are shown on each map in this publication. (See *Table 1. Original Subdivisions of Fairmount Heights*).

Table 1. Original Subdivisions of Fairmount Heights

Fairmount Heights	1900	JWB 5:652	50	Robinson White; Allen Clark
John H. Wilson's Subdivision	1904	18:395	.39*	John H. Wilson
Waterford	1907	RNR 2:12	12	J. D. O'Meara
Mount Wiessner	1909	BDS 1:81	1.9**	Heirs of John C. Wiessner
North Fairmount Heights	1910	BDS 1:91	15	Elizabeth Haines
Bryn Mawr (West Fairmount Heights)	1911	RNR 2:5	36	Heirs of John T. Silence
Sylvan Vista	1923	RNR 2:66	35	Weeks Realty

*Parcel 40

**This is the acreage within the Town of Fairmount Heights. Originally the subdivision consisted of 6.5 acres.



John H. Wilson's Subdivision of 1904.

Source: *Land Records of Prince George's County*, Liber 18, Folio 395.



A 1.45-acre area mainly fronting on H Street, and today consisting of Lots 11, 12, 13 and 14, Block H, North Fairmount Heights and Parcel 40 was not originally part of the six large subdivisions. These lots and parcel were part of approximately 5.39 acres (now consisting of Blocks H, G, and half of Block F, North Fairmount Heights) subdivided by John H. Wilson in 1904¹ into four lots for the purpose of conveying Lot 2 (5912 H Street) to Winifred L. Walker.² The portion of the property now consisting of Blocks H, G, and half of Block F, North Fairmount Heights became part of that subdivision in 1910; what are now Lots 11 and 12, Block H were re-subdivided by the Thornton Smiths in 1985 from Wilson's Lot 2;³ Lots 13 and 14 were re-subdivided from Lot 1 in 1995 and included in North Fairmount Heights.⁴ North Fairmount Heights when subdivided by Elizabeth Haines in fact consisted of approximately 15 acres of John Wilson's farm;⁵ Wilson Street (now H Street) was undoubtedly named for him. The Crouse-Colbert House at 5914 H Street (Parcel 40), is what remains of the original Lot 1 of John H. Wilson's Subdivision. (See the Temple Front section for more information on this property.)

¹ *Land Records of Prince George's County*, Liber 18, Folio 395.

² *Land Records of Prince George's County*, Liber 18, Folio 394.

³ Plat Book NLP124, p. 46.

⁴ Plat Book VJ176, p. 2.

⁵ Susan G. Pearl and Samuel J. Parker, Jr., *Fairmount Heights, Maryland, A History from its Beginnings (1900) to its Incorporation (1935)*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 1991), 14.

STREET NAMES

As part of a regional planning effort in 1941, M-NCPPC renamed many streets in the County, including those in Fairmount Heights. In the interest of those conducting their own research utilizing pre-1941 land records and newspaper articles, this table provides a list of the old and new street names.⁶ (Field Place, originally Lyman Street,⁷ was renamed Veterans Monument Place in 2008 following a town resolution sponsored by the Veterans of Foreign Wars.⁸)

6 Sources: PGAtlas.com, M-NCPPC vertical files, subdivision plats, and "Figure 30, Map of Fairmount Heights, 1940," in Susan G. Pearl's and Samuel J. Parker, Jr.'s, *Fairmount Heights, Maryland, A History from its Beginnings (1900) to its Incorporation (1935)*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 1991), 42.

7 Lyman Street was renamed Field Place in 1991. Source: M-NCPPC's Prince George's County Planning Department, Information Management Division.

8 Town of Fairmount Heights Resolution No. R-13-07 introduced December 19, 2007. The street name was changed by M-NCPPC on January 3, 2008.

Table 3. Renamed Streets in Fairmount Heights

Subdivision	Original Name	Current Name
Fairmount Heights	White Avenue	58th Avenue
	Fairmount Avenue	59th Avenue
	Belmont Avenue	59th Place
	Clark Avenue	60th Avenue
	Addison Avenue	60th Place
	Chapel Avenue	61st Avenue
	Fairview Avenue	62nd Avenue
	Addison Chapel Road	Addison Road
	District Boulevard	Eastern Avenue
	Noel Street	Footte Street
	Wilson Street	H Street
	Wilson Street	J Street (58th to 59th Aves.)
	Lyman Street; Field Place	Veterans Monument Place
Waterford	Addison Chapel Road	Addison Road
	Chapel Avenue	Jefferson Heights Drive
Mount Weissner	62nd Avenue	62nd Avenue
	District Boulevard	Eastern Avenue
North Fairmount Heights	Addison Chapel Road	Addison Road
	Maryland Avenue	J Street
	Iowa Avenue	K Street
	Illinois Avenue	Kolb Street
	Ohio Avenue	L Street
Bryn Mawr	Thomas Street	56th Avenue
	Caroline Street	57th Avenue
	Princeton Street	57th Place
	Aspen Street	Aspen Street
	District Boulevard	Eastern Avenue
	Wilson Street	Hunt Place
	Wilson Street	J Street (Eastern to 58th Aves.)
	John Street	Jost Street
	Gainer Street	K Street
	St. Paul Street	Kolb Street
	Sheriff Road	Sheriff Road
Sylvan Vista	Maple Boulevard	60th Avenue
	Park Place	61st Avenue
	Addison Chapel Road	Addison Road
	63rd Street	Balsamtree Drive
	Grant Street	J Street
	Vista Street	Jost Street
	Homer Street	K Street
	Grove Street	K Street
	High Street	Kolb Street
	Huron Street	L Street
	Ohio Avenue	L Street
	Sylvan Avenue	Lee Place
	Merchant Street	Lee Place
	Sheriff Road	Sheriff Road

HOUSEBUILDING

Developers Robinson White (1862–1937⁹) and Allen C. Clark (circa 1858–1943) marketed lots in the first subdivision, “Fairmount Heights” to African-Americans, mainly from Washington, D.C., and placed advertisements in the Washington editions of *The Times* and *The Evening Times*;¹⁰ later town news would be covered by the *Washington Bee*,¹¹ which ended publication in 1922. Six additional subdivisions followed. These subdivisions, a 5-acre tract owned by the Wise family along Eastern Avenue, and approximately 13 acres of land along Sheriff Road, were incorporated as the Town of Fairmount Heights in 1935.

In many cases, these new suburbanites built their own houses, often relying on friends and family to help with the construction.¹² Some homeowners were members of the Hyattsville Building Association, which helped finance lot purchase or house construction with mortgages. These first dwellings, built on single or multiple lots generally 25 feet wide by 125 feet deep, provided the new homeowners relief from the overcrowding many people were experiencing in the city.¹³ Interestingly, an early deed restriction for some lots contained the condition “that no buildings shall be erected on the said lot nearer than fifteen (15) feet from the front.”¹⁴ Presumably this was to ensure houses would not crowd the street but rather be set back to emphasize the suburban character of the subdivision. In any case, the smaller lots allowed buyers with a range of income levels to purchase property; those who could afford it could purchase as many lots as they liked. For example, the property of the Isaac Brown House (715 59th Place) spreads over two lots; while that of the Samuel Hargrove House (5907 K Street) includes four. Interestingly, some early houses such as these have building footprints confined to a single 25-foot lot; the

9 In *Fairmount Heights, Maryland, A History from its Beginnings (1900) to its Incorporation (1935)*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 1991), authors Pearl and Parker provide a date of death for White of 1939 (p. 26); however, in a deed from White's heirs (*Land Records of Prince George's County*, Liber 1025, Folio 80) White's date of death is given as July 29, 1937.

10 Barbara Frederick (A. D. Marble & Co.) *Fairmont Heights Historic District*, PG:72-009 National Register of Historic Places Nomination Form, Prepared for The Maryland-National Capital Park and Planning Commission, (Crownsville: The Maryland Historical Trust, 2010), Section 8, Page 3.

11 See numerous references in Susan G. Pearl's and Samuel J. Parker, Jr.'s, *Fairmount Heights, Maryland, A History from its Beginnings (1900) to its Incorporation (1935)*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 1991).

12 The Maryland-National Capital Park and Planning Commission, *Fairmount Heights, Maryland Residential Façade and Improvement Guidelines*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 1993), 9.

13 For more details of the town's cultural history and importance, consult the sources listed at the back of this book, especially those publications from The Maryland-National Capital Park and Planning Commission, the Maryland Historical Trust building survey forms, and the town's National Register of Historic Places nomination.

14 For example, see deed from White to James F. Armstrong, August 17, 1908, *Land Records of Prince George's County*, Liber 48, Folio 150).



additional lot or lots may have been purchased later or reserved for potential development. The lots in Mount Weissner (1909) were generally 50 feet wide and 125 feet deep.¹⁵

Lot purchase and dwelling construction increased as means of transportation (mainly the electric railway) improved.¹⁶ *The Washington Bee* noted about Fairmount Heights the “...unparalleled speed the ... citizens out there are making in building and beautifying their homes and their surroundings.”¹⁷

House construction has historically been scattered among the subdivisions. Housebuilding occurred at a steady, but unhurried pace: the average number of houses built per decade from 1900–1970 was 44; in the 1970s it slowed to just 13. It picked up to 39 in the 1980s, then soared to 111 in the 1990s.

Examples of speculative development include the more than 20 frame bungalows constructed by Robinson White¹⁸ in the original Fairmount Heights and Waterford subdivisions, the four bungalows constructed by the Fairmount Heights Improvement Company in 1928 at 700–706 60th Place,¹⁹ and the HIP Passive House at 5424 Addison Road in 2016. In most cases, however, individual properties appear to have been improved by individual homeowners. Stylistically, houses mirror those in other communities of the period: Victorian forms constructed early, followed by Bungalows and American Foursquares, then Ranches and Split-Levels after World War II (1939–1945), and variations throughout the decades. These types of houses were popular across America, and as is the case anywhere, the elaborateness of the dwelling or expansiveness of the site varies with the wealth or taste of the owners.

¹⁵ Susan G. Pearl and Samuel J. Parker, Jr., *Fairmount Heights, Maryland, A History from its Beginnings (1900) to its Incorporation (1935)*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 1991), 14.

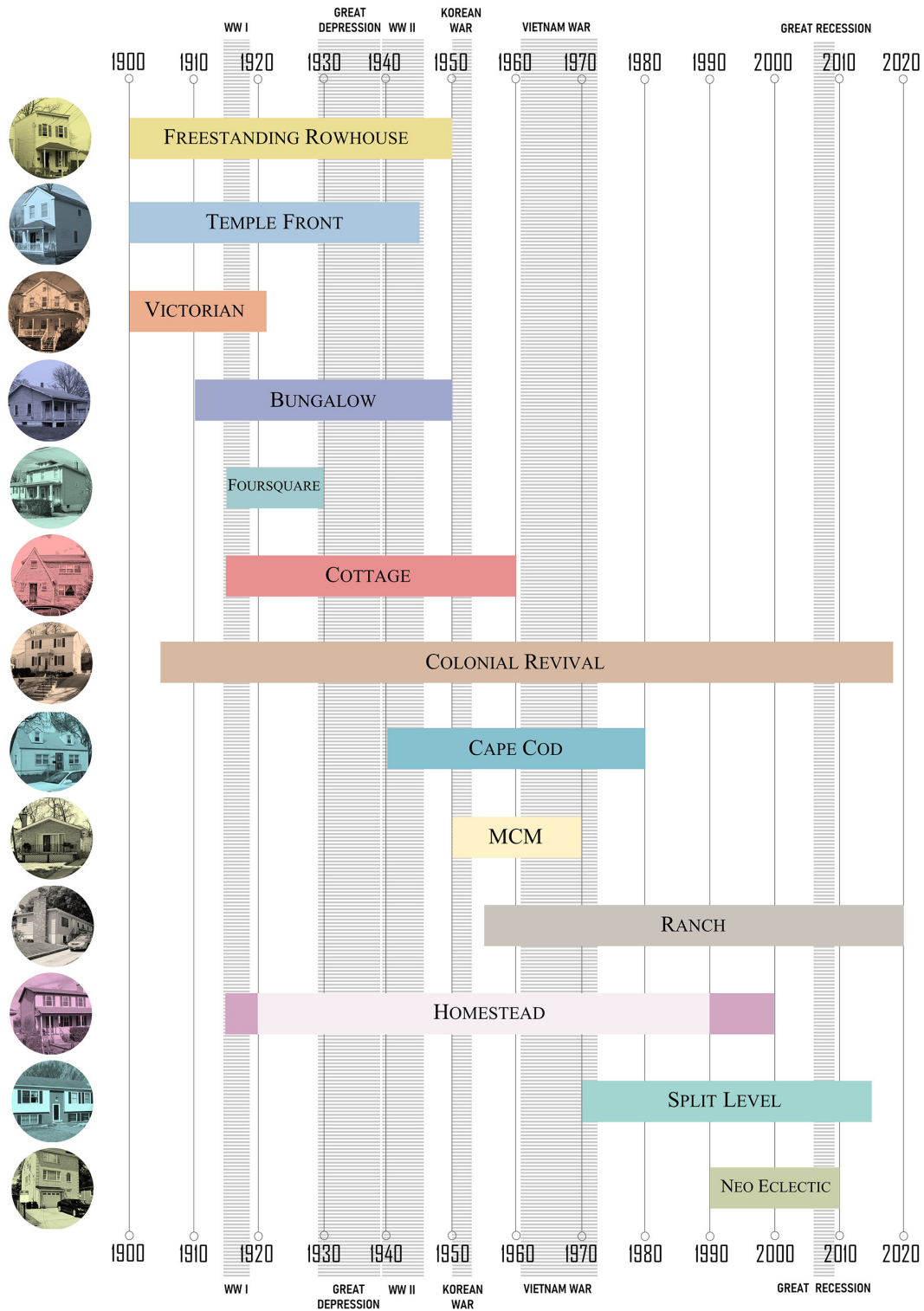
¹⁶ Pearl and Parker, *Fairmount Heights*, 12.

¹⁷ “Fairmount Heights,” *The Washington Bee*, December 12, 1908, n.p.

¹⁸ The State Department of Assessments and Taxation gives a date range of approximately 1919–1930 for the houses and that is reflected in the survey data for this publication; earlier research established the date as 1920 for their construction; see the Bungalow section in this publication for more information.

¹⁹ See the Bungalow section in this publication for more information on these dwellings.

Figure 2. Style Timeline



This timeline shows when identified styles of extant dwellings first appeared and how long they lasted. The four styles unique within Fairmount Heights are not shown. The style Free Traditional is also not shown as houses classified thusly span the entire period.

ABOUT DWELLING STYLES AND DATES

For the purpose of this book, extant dwellings have been identified and grouped by style. Style names are generally concurrent with those used by architectural historians. In some instances, names have been fashioned to suit the neighborhood-specific types (for example, Temple Front and Freestanding Rowhouse.) Note that styles often span decades and sometimes overlap. The attribution of styles to a dwelling is not a science. Almost all houses combine attributes of several styles or match the descriptions of more than one. Examining the choices, the owners, architects, and builders made is part of what makes the study of them interesting. The buildings are a reflection and expression of the people that built them and lived in them but are here no longer.

Where do house designs come from?

Often builders and homeowners are inspired by plan books like this one from 1940. The two-page spread could almost be a street in Fairmount Heights. Note how the Bungalow is shown next to the Cape Cod in the lower right, demonstrating the perseverance of a style popular in the early twentieth century into its middle. Booklets like these were often given away in the hope that people would find a model they liked and purchase the plans—and then the lumber, et cetera. Sometimes archival booklets show the pencil sketches of a previous owner, changing a roof line here or a floor plan there to customize it to his or her liking.



Source: Bilt-Well Woodwork, *Homes of Comfort*, Edition No. 47, Collier Barnett Company, 1940, 60–61, Association for Preservation Technology International Building Technology Heritage Library, from the collection of Alan O'Bright, archive.org.

A house looks the way it does for a combination of reasons. Very early houses may have been built by a builder (or owner) who knew how to build one type of house and did not need or use any plans. As art historian Alan Gowans explains, these were builders “who had learned from their fathers and grandfathers and reproduced ... types and proportions inherited from generations past...” and in their vernacular interpretations they used “architectural style without being conscious of style...”²⁰ Other houses may be custom designed by an architect hired by the owner. Others may be built from ready-made plans compiled by construction materials companies, lumber mills, architects, or plan designers. Still others are simply “adapted” from published plans.

House design books had existed since the late nineteenth century, often distributed by lumber and millwork companies. Throughout the first half of the twentieth century, companies such as Aladdin, Radford, Montgomery Ward, Keith, Gordon-Van Tine, Sterling, Sears, Roebuck and many others together offered hundreds of plans, designs, and “kit houses;” almost everything needed to build a house could be ordered through the mail and would arrive by train. (Kit house availability had almost vanished by midcentury but plans and designs continued to proliferate.) As is the case today, catalogs of the designs offered featured a rendering of each design and a simplified floor plan for browsing; full blueprints and the materials could then be purchased once a decision was made. Certainly, some houses were erected this way; other owners and builders used the published designs only as inspiration. Some designs had such fanciful decorations or bizarre forms offered for the sake of variety it is difficult to believe they were ever built or even admired.²¹ Others were so well-designed and popular the actual houses are ubiquitous. Catalog houses were identified by either numbers or sometimes names meant to enhance their desirability; for example, “The Wellington.” The style names used in this book are mostly appellations developed by architectural historians to identify and classify them but are not definitive.

In most cases, construction dates provided are approximate, and are based on data from the Maryland Department of Assessments and Taxation, the National Register of Historic Places nomination for Fairmount Heights, deeds, and period aerial photography. Precise construction dates for the over 500 houses listed in this publication would require deed research and cross-checking of historic tax assessment and census records—a task beyond the scope and time frame of this project. However, in certain instances where available dates appeared questionable given the style or condition of a dwelling, additional research has been undertaken to either verify them or provide a closer estimation.

²⁰ Alan Gowans, *The Comfortable House*, (Cambridge: The MIT Press, 1986), 41.

²¹ *Radford's Artistic Bungalows* is an example of this. See Sources.



Victorian
1915



Bungalow
1930



Midcentury Modern
1969



Temple Front
1921

These houses along the south side of 60th Avenue between Veterans Monument Place and Eastern Avenue exist companionably, even though they differ in style and era.

Table 2. Number of Dwellings per Style

Identified Style	%	Number of Dwellings
Split-Level	27	139
Free Traditional	23	119
Bungalow	18	92
Temple Front	7	34
Colonial Revival	4	23
Freestanding Rowhouse	4	18
Homestead	3	17
Victorian	3	17
Cottage	3	15
Ranch	2	11
Cape Cod	2	9
American Foursquare	1	6
Midcentury Modern	1	5
Neo Eclectic	1	5
Unique Styles	1	4
Total		514

It is easy to see that Split-Level style dwellings far outnumber those of any other. This is likely due to their ease of construction and plan flexibility, even though they only started to appear in great numbers in the 1990s. Free Traditional dwellings are harder to evaluate, since some of them are reworkings of older dwellings. Bungalow dwellings are still remarkably numerous, and even though some have been demolished, it speaks to the rapid growth of Fairmount Heights in the early twentieth century—and the local and national popularity of this style.



THE DETROIT

A TWO-STORY design and yet carrying genuine bungalow lines throughout. Roomy, well arranged, and very satisfactory to all owners. This makes one of the most charming little homes imaginable with its good living room, three bed rooms, kitchen, bath, big closets, roomy porch, and semi-open stairway. The price, as on our other buildings, is at least 30 per cent. lower than the same building could possibly be built by ordinary methods. Consider the advantage of knowing in advance the exact cost of all the material for the complete structure. The bath room can be furnished as a sleeping porch instead of bath if preferred.

The copywriter took care to assure the reader this 1916 kit house design was above all a Bungalow—the trendiest style of the time. Source: The North American Construction Co., *Aladdin Homes Catalog No. 26*, (Bay City: The North American Construction Co., 1915), 37, The Association for Preservation Technology, from the collection of Floyd Mansberger, illinoisarcheology.com, archive.org.

ABOUT DWELLING NAMES

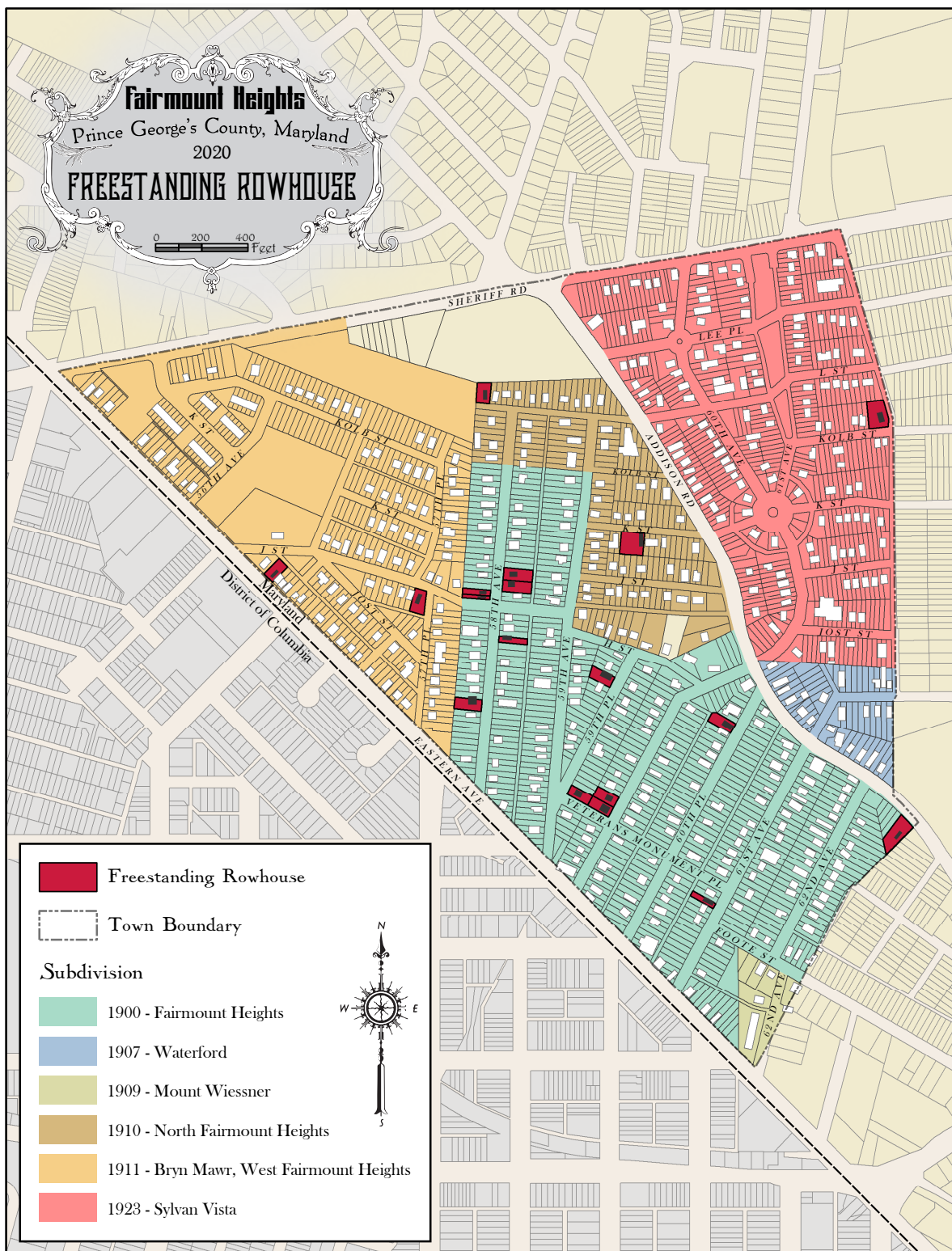
The names of houses previously surveyed for the Maryland Inventory of Historic Properties are used herein and are based on the original owners or builders, and in the case of compound names, later or longtime owners as well. The same nomenclature has been used for houses newly researched for this publication, and should not be considered definitive, but rather a way to identify them more easily in the context of the book, and to distinguish them by using their unique histories. In suggesting names for house previously undocumented, efforts have been made to include the names of both marital partners/owners where the name would retain succinctness or was needed for distinctiveness. Although land records are public, in the interests of respecting the privacy of owners, no attempt has been made to create names for houses of recent vintage.



James F. Armstrong House, 908 59th Avenue

DWELLING STYLES

Map 2. Freestanding Rowhouses in Fairmount Heights



FREESTANDING ROWHOUSE

(18 examples dating from 1900–1974)

Origins of the Style

The term “Freestanding Rowhouse” is taken from *Fairmount Heights, Maryland, A History from its Beginnings (1900) to its Incorporation (1935)*, authors Pearl and Parker noting, “This type of dwelling...was typical of the urban dwellings which were being constructed during the second decade of this [the twentieth] century.”¹ Freestanding Rowhouses are an urban form recreated in a suburban location, whether due to lot dimensions, builder expertise, or preference. Development in Fairmount Heights would span the twentieth century and continue into the twenty-first; but it is easy to imagine the first builders supposed the subdivisions would quickly be filled with houses, shoulder-to-shoulder, a pattern for which the Freestanding Rowhouse type is ideal. Writing of the 1905 **Dorsey-Bush House** at 5603 Addison Road, architectural historians Paul Weishar and Maria Dayton suggest “...the dwelling, because of its rowhouse-like form, was constructed in the anticipation of adjoining development in the near future.”² Some early examples of Freestanding Rowhouses in Fairmount Heights show the Italianate style influence. The Italianate style is “loosely based on that of rural Renaissance farmhouses in northern Italy [and examples] vary from picturesque villas ... to restrained and rigidly symmetrical town houses ... [it is] also known as the Bracketed Style.”³ It is in fact the “weighty, bracketed cornices”⁴ that give examples of Italianate-style Freestanding Rowhouses their most character-defining feature. The best extant example is the **John W. Blackwell House** at 5700 L Street. No plan book examples of single-family Freestanding Rowhouses were found in the research for this book; the form is assumed to be vernacular in origin.



5603 Addison Road



5700 L Street

1 Susan G. Pearl and Samuel J. Parker, Jr., *Fairmount Heights, Maryland, A History from its Beginnings (1900) to its Incorporation (1935)*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 1991), 26. The term, and “detached rowhouse” are used by Betty Bird in *African-American Historic Resources in Prince George’s County*, Maryland Multiple Property Documentation Form, Prepared for The Maryland-National Park and Planning Commission, (Crownsville: The Maryland Historical Trust, 2003), Section E, Page 22, see also footnote 77.

2 Paul Weishar and Maria Dayton, *Dorsey-Bush House*, (PG: 72-9-48), Maryland Inventory of Historic Properties Form, Prepared for The Maryland-National Capital Park and Planning Commission, (Crownsville: The Maryland Historical Trust, 2009), Section 8, Page 3.

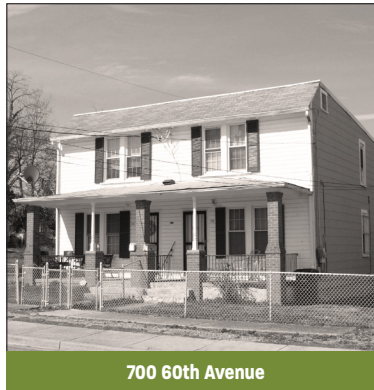
3 William Ward Bucher III, *Dictionary of Building Preservation*, (New York: John Wiley & Sons, Inc., 1996), 252–253.

4 Rachael Carey, *The Visual Dictionary of American Domestic Architecture*, (New York: Henry Holt and Company, LLC, 1994), 143.

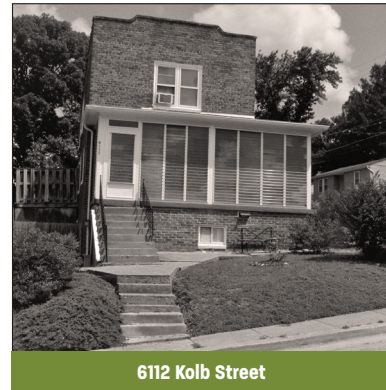
Characteristics, Prevalence, and Distribution

Characteristics shared by all Freestanding Rowhouses include being two stories, rectangular in form, having a single-slope or flat roof and a decorative cornice of some sort at the front façade.⁵ They are either of frame or masonry construction (chiefly brick) and are concentrated, as might be expected, in the early subdivisions with the exception of the large, late (1951) example at 6112 Kolb Street at the eastern edge of Sylvan Vista (1923).⁶

BELOW: This two-family design is similar to the house at 700 60th Avenue, although the front gable is an effort to make it look like a single dwelling. Source: The Chicago House Wrecking Co., *A Book of Plans*, No. 55, (Chicago: The Chicago House Wrecking Co., 1909–1910), 24, Association for Preservation Technology International Building Technology Heritage Library, from the collection of Mike Jackson, FAIA, archive.org.



700 60th Avenue



6112 Kolb Street

TWO-FAMILY HOUSE DESIGN No. 121

CHICAGO HOUSE WRECKING CO.
CHICAGO.

SIZE, 28' x 38'
EXCLUSIVE OF PORCHES

APPROXIMATE PRICE, \$975.00
(SUBJECT TO MARKET CHANGES)
Write for Actual Delivered Prices

6 ROOMS AND BATH
IN EACH APARTMENT

⁵ With one exception: 701 59th Place.

⁶ See also the 1912 Owings Houses in North Brentwood built as rental properties (PG:68-61-5; PG:68-61-17; PG:68-61-18).

Variations

For a relatively small range of examples, the Freestanding Rowhouse style exhibits some interesting variations. No two are alike, except when they occur as duplexes at 700 60th Avenue and 708 59th Place. The **Dorsey-Bush House** (5603 Addison Road) has the most exuberant cornice: a diamond window in a gable with a miniature, decorative collar-and-strut decoration in the Stick style—a mid-nineteenth-century Victorian style (otherwise not represented in Fairmount Heights) employing decorative crisscrossed timbers. The two most substantial brick dwellings are the 1918 **Samuel Hargrove House**, with its elaborately detailed masonry, at 5907 K Street, and the 1951 house at 6112 Kolb street, both of which preside over large lots. Executed in a distinctly urban form, the latter nevertheless is adapted to its setting with a wraparound jalousie-window porch, abundant side windows, and careful landscaping. A decorative vertical extension of the brick facade serves as a cornice. The builder of 701 59th Place (1949) may have envisioned an actual row or even just a twin, as the northwest elevation has no finish brick and only basement windows. The house at 1005 58th Avenue is a very late (1974) restatement of the form.

The **John W. Blackwell House** at 5700 L Street⁷ stands today as it did when it was built by the Blackwells before 1920—and the end of a quiet street with trees and fields to its north and west, although the intervening decades saw a school and apartments that have come and gone in these locations.⁸ Note the original decorative bracketed cornice. Blackwell (born circa 1860) worked for the United States Government; he and his wife Alice Elizabeth were Virginians.⁹ When they purchased the Fairmount Heights property in 1916, they were living with their daughter Helen at 1628 4th Street, N.W. in a brick rowhouse that still stands. At the time of the 1910 census, Blackwell worked as an expressman with his own wagon.¹⁰

The circa 1908 house at 1002 58th Avenue was built by **Joseph and Sophia King**. The Kings purchased this single, 25-foot-wide lot¹¹ from developer Robinson White in February 1908, granted a mortgage to White for \$240,¹² and were living in their new house by the time of the 1910 census. Note the decorative brackets at the cornice, which look to be original. Like Blackwell, King also worked as an expressman; Sophia worked at home as a dressmaker.¹³ The Kings soon sold their house in 1912 to Richard (born 1873) and Addie Mullins who owned several properties in the town; the property was not sold out of the Mullins family until 1948.¹⁴ The house has been renewed since photographs were taken for this book but retains its character-defining brackets.

⁷ Lots 1 and 2, Block C, North Fairmount Heights.

⁸ Susan G. Pearl and Samuel J. Parker, Jr., *Fairmount Heights, Maryland, A History from its Beginnings (1900) to its Incorporation (1935)*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 1991), 26. Pearl and Parker cite the Prince George's County Tax Assessment 1910–1926 for the date of construction. See also *Land Records of Prince George's County*, Liber 127, Folio 22 (Elizabeth Haines to the Blackwells).

⁹ 1920 United States Census, Seat Pleasant Election District 18, Prince George's County, Maryland, Enumeration District 99, Sheet 11-B, Fairmount Heights, Number of Dwelling House in Order of Visitation: 2/7; familysearch.org

¹⁰ Margin notation in the *Land Records of Prince George's County*, Liber 127, Folio 22 and 1910 United States Census, District of Columbia, Enumeration District 162, Sheet 11 A, Fourth Street, N.W., 1628., familysearch.org.

¹¹ Lot 19, Block A, Fairmount Heights.

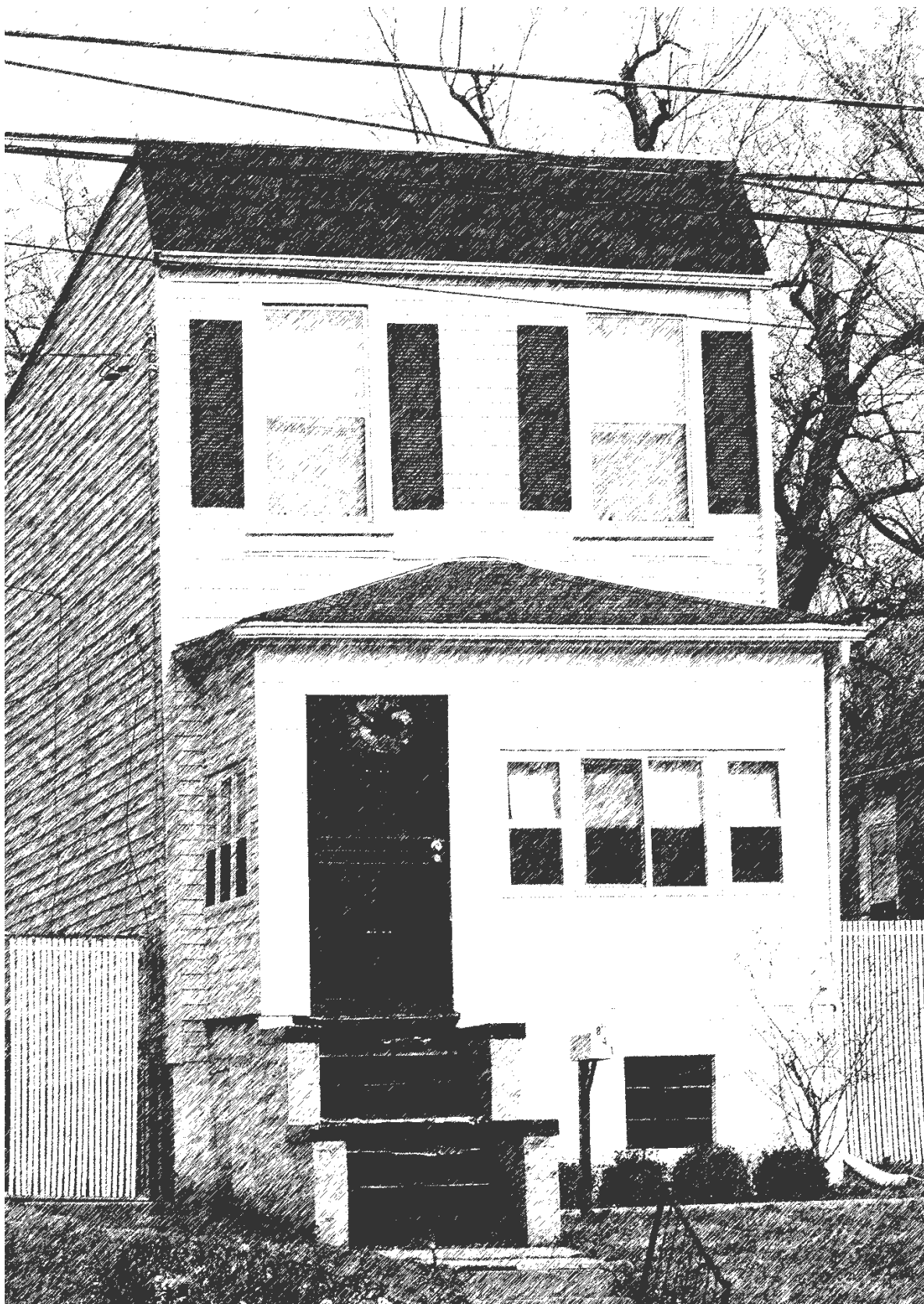
¹² *Land Record of Prince George's County*, Liber 47, Folio 192. Mortgage to Robinson White 46:269 (Release 46:271).

¹³ 1910 United States Census, 18th District—Kent, Prince George's County, Maryland, Enumeration District 74, Sheet 5B, Fifty-eighth [sic] Street, Number of Dwelling House in Order of Visitation: 99, familysearch.org.

¹⁴ *Land Records of Prince George's County*, Liber 82, Folio 257; 1041:130. The Mullins' owned other properties in Fairmount Heights and it is not clear that they used this house as their residence, even though they appear on the 1920 census, the street where they lived is not listed. Originally from Alabama, Richard Mullins was working as a laborer in the Auditor's Office when he registered for the draft in 1918, but had risen to the position of government clerk by 1920. See United States World War I Draft Registration Cards, 1917–1918, Maryland, Prince George's County; B-R, 4760 of 5783; NARA microfilm publication M1509 (Washington, D.C.: National Archives and Records Administration, n. d.), familysearch.org; and 1920 United States Census, Seat Pleasant Election District 18, Prince George's County, Maryland, Enumeration District 99, Sheet 14B, Fairmount Heights, Number of Dwelling House in Order of Visitation: 305; familysearch.org.

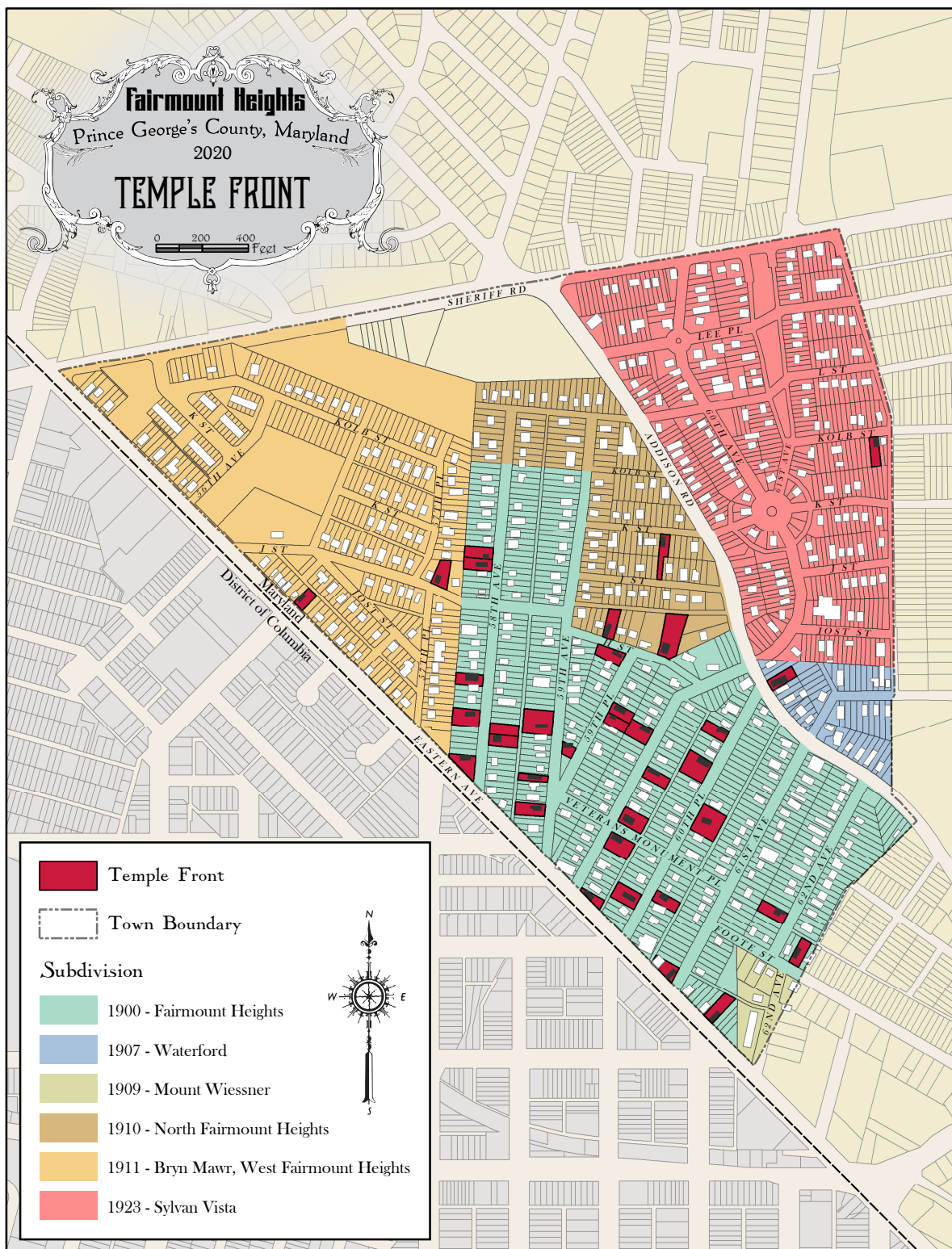
Table 4. Freestanding Rowhouse-Style Dwellings in Fairmount Heights

	58th Avenue, 712 Built: 1909		60th Avenue, 704 Built: 1943
	58th Avenue, 807 Built: 1915		60th Place, 724 Built: 1949
	58th Avenue, 1000 Built: 1900		61st Avenue, 618 Built: 1925
	58th Avenue, 1002 Built: 1908 <i>Joseph and Sophia King House</i>		Addison Road, 5603 Built: 1905 <i>Dorsey-Bush House (PG:72-9-48)</i>
	58th Avenue, 1003 Built: 1905		Eastern Avenue, 841 Built: 1925
	58th Avenue, 1005 Built: 1974		J Street, 5713 Built: 1915
	59th Place, 701 Built: 1949		K Street, 5907 Built: 1918 <i>Samuel Hargrove House (Historic Site 72-009-17)</i>
	59th Place, 708 Built: 1909		Kolb Street, 6112 Built: 1951
	60th Avenue, 700 Built: 1928		L Street, 5700 Built: 1920 <i>John and Alice Blackwell House</i>



841 Eastern Avenue

Map 3. Temple Front Houses in Fairmount Heights



TEMPLE FRONT

(34 examples dating from 1900–1946)

Origins of the Style

The Temple Front can be considered a simplified form of the Greek Revival style, popular across the United States from 1820–1860 and inspired by the temples of Classical Greece.¹ Social historian Merritt Lerley traces Americans' popularization of the style to our identification with that country's own war for independence (1821–1830),² and historic preservationist Rachel Carey notes that, "[a]s a stylistic influence, the Greek Revival filtered down to even the most modest of rural farmhouses."³ Art historian Alan Gowans groups various ancient Roman- and Greek-inspired American vernacular frame dwellings as the "Homestead Temple-House" or "Small Temple House," noting that the form was intended to imply independence, and relates the form directly to the "reigning style of the early Republic."⁴ Its retention as a popular form decades after the Greek Revival style was fashionable can be accounted for, in part, to "conscious or unconscious associations" with that style and Georgian, Colonial, or Classical houses.⁵ It is also possible that Temple Front houses (as defined herein) were thought of as smaller versions of so-called "Queen Anne" dwellings, without Queen Anne wings and cross-gables (see the Victorian section for more on the Queen Anne style). When a porch does not wrap around the corner to a wing (as is typical with Victorian houses) dwellings of this style appear more formal and temple-like.

Characteristics, Prevalence, and Distribution

All Temple Front dwellings are frame construction; in some instances, such as at 708 58th Avenue, brick has been added as a later cladding. With a single exception (701 60th Avenue) the town's Temple Front houses are two stories and can be identified by their street-facing gable roof. It is likely that all examples originally had a full-width front porch of some sort, and most of these have been retained.⁶ (Note in the 1915 design example shown, the text emphasizes, "A house like this needs a good, heavy porch across the front....")⁷ The style is well-suited to

¹ William Ward Bucher III, *Dictionary of Building Preservation*, (New York: John Wiley & Sons, Inc., 1996), 217.

² Merritt Lerley, *Open House*, (New York: Henry Holt and Company, Inc., 1999), 237.

³ Rachael Carey, *The Visual Dictionary of American Domestic Architecture*, (New York: Henry Holt and Company, LLC, 1994), 100.

⁴ Alan Gowans, *The Comfortable House* (Cambridge: The MIT Press, 1986), 94–98. A photographic example of a row of houses in Oswego, New York is remarkably like some of the smaller examples in Fairmount Heights.

⁵ Alan Gowans, *The Comfortable House* (Cambridge: The MIT Press, 1986), 94.

⁶ The small, centrally located chimneys on the early examples served coal fireplaces or heating stoves; only later in the twentieth century would the wood-burning fireplace and its wider chimney reappear as an important design element.

⁷ William A. Radford, *Guaranteed Building Plans with Interior Views and Details*, (Chicago: The Radford Architectural Company, 1915), 218, Building Technology Heritage Library, MBL Collection, archive.org.

properties comprising single 25-foot-wide lots, providing an impressive form in a narrow space, but was also effective for larger lots, such as that of the Crouse-Colbert House (5914 H Street) where the temple form appears more bucolic. Most of the examples were built before 1916, and most are in the earliest subdivisions such as Fairmount Heights (1900), Waterford (1907) and North Fairmount Heights (1910). The use of the style as late as 1946 (at 700 59th Avenue) could be accounted for by local tradition and parcel size.

Variations

Larger three-bay examples (three windows across the front) are more numerous than two-bay. Many feature a small attic-story window of some sort in the gable. In only one example is the gable fully returned (722 60th Place). In a few examples, second-story windows are splayed to the corners, such as at 507 Eastern Avenue. The house at 701 60th Avenue, the only one-story example, resembles a Greek temple with its columned porch.

The **Crouse-Colbert House** at 5914 H Street (originally Wilson Street) was built about 1908 by Mr. and Mrs. (Louella, 1859–1935) Walter S. Crouse. Walter Crouse (circa 1857–1932) was a native of Illinois and worked as a clerk for the United States Post Office. He was a board member of the Fairmount Heights Citizens' Association and the Fairmount Heights Mutual Improvement Company.⁸



This design from a 1915 plan book advertises its suitability for narrow lots. It is similar not only to two-bay Temple Front dwellings such as the Isaac Brown House, but also to some Freestanding Rowhouse examples—albeit with their shed roofs. Source: William A. Radford, *Guaranteed Building Plans with Interior Views and Details*, (Chicago: The Radford Architectural Company, 1915), 218, Building Technology Heritage Library, MBJ Collection, [archive.org](https://www.archive.org).

⁸ "Fairmont[sic] Heights Election," *The Washington Bee*, December 25, 1909, 1, and "This Week in Society/Fairmount Heights," *The Washington Bee*, March 18, 1911, n. p., chroniclingamerica.loc.gov.

Their son Earle became the property owner in 1939.⁹ Earle and his wife Marguerite sold the property to Alfred and Thelma Colbert in 1946, and the Colbert family owned it for many decades.¹⁰

Changes and Alterations

Interestingly, the John and Carrie Davis House at 6202 Foote Street (circa 1916) has had a Bungalow-style porch with dwarf piers (perhaps dating from the 1920s–1940s) applied to the earlier dwelling.¹¹ The dwelling at 709 58th Avenue (circa 1915) had a large side wing added in 2005, but its original form qualifies it as a Temple Front house. Almost all have had their original siding replaced or covered, and in some examples the porch has been enclosed or partially enclosed (613 60th Avenue; 710 59th Avenue). At 709 60th Avenue the front porch has been enclosed and a second-story porch constructed above it. Except for 710 58th Street, any original wood front porch features (columns, brackets, balusters) have been replaced, likely due to deterioration. In *How Buildings Learn*, author Stewart Brand asks the reader to consider the American porch, that “setting of many people’s fondest memories, of summer evenings and lemonade, of a time when a whole town knew each other and said hello;” yet “its sheer exposure made it ephemeral. Rain and sun ate the wood floor and steps, the roof supports and especially the wood piers ... Porches [tend] to disappear or to be completely rebuilt and restyled every generation.”¹² When interviewed in 2008 about Mrs. Hester Gordon (who lived in the Isaac Brown House at 715 59th Place), Ms. Marjorie Osborne recalled, “...we always sat on the porch, and talked, and everybody in the neighborhood came to visit her, and called her “Aunt Het” and we all sat on the porch and talked.”¹³ The circa 1916 house at 5904 H Street solves the deterioration problem with a later robust brick porch and first-floor cladding.¹⁴



Harris Home No. B-2007

DETAILS	The Size,	6 Rooms	PRICE
PAGE 150	21 ft. 4 ins. x 30 ft.	and Bath	\$2170

A NEAT, comfortable and substantial appearing house. All rooms are of ample size and planned with a view to economy as well as usefulness.

This design is entirely suitable for either country or city lot and as a home or investment should yield excellent returns, as the price is certainly within the reach of all.

A wider version of a two-bay Temple Front-style house from 1920. Source: *Building Material, Millwork, Lumber, Harris Homes, Presto-Up Garages, Lakeside Cottages, Perfection Plumbing and Heating Systems*, (Chicago: Harris Brothers Co., 1920), 147, Building Technology Heritage Library, Association for Preservation Technology, Int.; MBJ Collection, archive.org.

9 The Crouse's purchased the property (originally the western portion of Lot 1, John H. Wilson's subdivision, approximately 17,800 square feet) from John H. Wilson in 1907 (*Land Records of Prince George's County*, Liber 19, Folio 113; affirmed 79:437) and improved it with loans from the Hyattsville Building Association (58:530; 77:268). The property is now referred to as Parcel 40 and is not part of any subdivision. Although sold by the County for default on taxes in 1937 (484:340) it was re-purchased by Earle Crouse in 1939 from the interim owner (532:408). It is not clear if the Crouse's occupied the house as their residence; the 1910 census lists the family living on 58th Avenue, the 1920 census lists no street, and the 1930 census lists the family on Ohio Avenue (now L Street). County records do not appear to show any other deeds to corroborate Crouse family property ownership on these streets.

10 *Land Records of Prince George's County*, Liber 904, Folio 161. The Colbert family continued to own the property into the 1980s.

11 Originally 167 Noel street. John Henry and Carrie Davis purchased Lots 36 and 37, Block K, Fairmount Heights in 1914, and were living in the house they built by 1920; the Davis family owned the property into the late 1970s. *Land Records of Prince George's County*, Liber 101, Folio 287; 4686:187. See also 1920 United States Census, Seat Pleasant Election District 18, Prince George's County, Maryland, Enumeration District 99, Sheet 6A, Fairmount Heights, Number of Dwelling House in Order of Visitation: 118, and 1930 United States Census, Fairmount Heights town [sic], Prince George's County, Maryland, Enumeration District 17–48, Sheet 10B, Noel Street, 167; familysearch.org.

12 Stewart Brand, *How Buildings Learn*, (New York: Penguin Books, 1995), 161–162.

13 The Maryland-National Capital Park and Planning Commission, *Oral History Interviews, African-American Heritage Survey Update*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 2010), 86.

14 Subdivider Elizabeth Haines sold Lot 7, Block H, North Fairmount Heights to Edward Jordan in 1906. *Land Records of Prince George's County*, Liber 40, Folio 208. Jordan purchased the adjacent Lot 8 from Stephen Harris in 1915 (106:330).



The Hyattsville Building Association

Organized February 5, 1887, the purpose and object of the Hyattsville Building Association was to “accumulate money which may be loaned to its members to enable them to purchase real or leasehold property and to erect buildings within the limits of the State of Maryland.” The association was active until 1965. Fairmount Heights mortgagors included James Armstrong, Henry Pinckney, Walter and Louella Crouse, Henry and Carrie Jenifer, Clarence and Ellen Jones, and the Fairmount Heights Improvement Association.

Table 5. Temple Front-Style Dwellings in Fairmount Heights



58th Avenue, 706
Built: 1900



58th Avenue, 709
Built: 1915



58th Avenue, 710
Built: 1909



58th Avenue, 716
Built: 1904



58th Avenue, 1008
Built: 1900



58th Avenue, 1010
Built: 1900



59th Avenue, 606
Built: 1915



59th Avenue, 700
Built: 1946



59th Avenue, 703
Built: 1915



59th Avenue, 710
Built: 1915



59th Place, 715
Built: 1915
Isaac Brown House
(Historic Site 72-009-30)



59th Place, 716
Built: 1908



59th Place, 719
Built: 1915



60th Avenue, 601
Built: 1921



60th Place, 604
Built: 1930
Juliet Hill House
(PG:72-9-34)



60th Place, 611
Built: 1929
George and Alberta Bush House



60th Avenue, 613
Built: 1905



60th Avenue, 701
Built: 1919



60th Place, 707
Built: 1915



60th Avenue, 709
Built: 1911



60th Place, 716
Built: 1919



60th Avenue, 720
Built: 1915



60th Place, 722
Built: 1900



62nd Avenue, 602
Built: 1915



Addison Road, 5502
Built: 1915



Eastern Avenue, 507
Built: 1906



Eastern Avenue, 521
Built: 1915



Eastern Avenue, 831
Built: 1915



Footo Street, 6202
Built: 1916
John and Carrie Davis House



H Street, 5904
Built: 1916



H Street, 5914
Built: 1908
Crouse-Colbert House



J Street, 5722
Built: 1915



K Street, 5911
Built: 1915



Kolb Street, 6111
Built: 1942

Fairmount Heights
Prince George's County, Maryland
2020
VICTORIAN

0 200 400 Feet

SHERIFF RD

LEE PL

1ST ST

KOLB ST

ADDISON RD

38TH AVE

39TH AVE

40TH AVE

41ST ST

42ND ST

43RD ST

44TH ST

45TH ST

46TH ST

47TH ST

48TH ST

49TH ST

50TH ST

51ST ST

52ND ST

53RD ST

54TH ST

55TH ST

56TH ST

57TH ST

58TH ST

59TH ST

60TH ST

61ST ST

62ND ST

63RD ST

64TH ST

65TH ST

66TH ST

67TH ST

68TH ST

69TH ST

70TH ST

71ST ST

72ND ST

73RD ST

74TH ST

75TH ST

76TH ST

77TH ST

78TH ST

79TH ST

80TH ST

81ST ST

82ND ST

83RD ST

84TH ST

85TH ST

86TH ST

87TH ST

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VICTORIAN

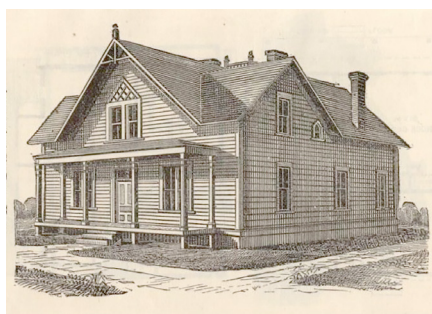
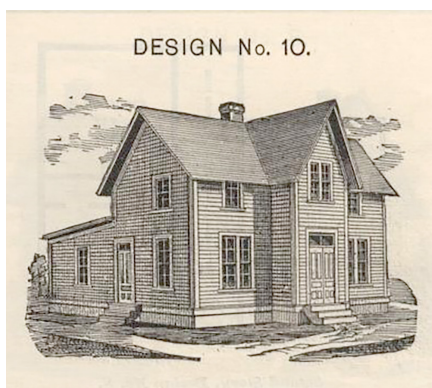
(17 examples dating from 1904–1921)

Origins of the Style

Among other definitions, Victorian is an omnibus term for a range of romantic building styles that emerged during the reign of England's Queen Victoria (1837–1901). These include, but are not limited to, the Greek Revival, Eastlake, Italianate, Gothic Revival, and Queen Anne styles, all of which have aspects that are represented in one form or another in Fairmount Heights houses, but none of which is prevalent enough to warrant a separate category. The duration of Victoria's monarchy (almost 64 years), the power and dominance of the British Empire in the mid-to-late nineteenth century, and the change from handicraft to machine manufacture are reasons many things (a house, an item of clothing) and aspects of culture (mores, laws) may be described as Victorian. For example, the ability to rapidly design, manufacture and distribute decorative millwork using machines gave rise to the construction of houses with porches, brackets, finials, scrollwork that are now thought of as Victorian, and it also applies to items such as cast stone and ironwork.

Characteristics, Prevalence, and Distribution

The Victorian style is used herein to categorize dwellings in Fairmount Heights that are generally commodious, with irregular massing, multiple gables, and sometimes decorative millwork. Other styles described in this publication such as Freestanding Rowhouse, Cottage, and Temple Front in certain examples have Victorian attributes. House design and plan catalogs offered Victorian-inspired models in their early years. As may be expected, examples of the Victorian style are concentrated in the earliest subdivisions, with none in Bryn Mawr (West Fairmount Heights) or Sylvan Vista.



These two designs from 1885 have the same general form and style of the Jenifer-Smith House at 5912 H Street. Source: *Pocket Reference Book Presented by John Paul*, (Chicago: The Northwestern Lumberman Print., 1885), n. p., Association for Building Technology International, Building Technology Heritage Library, from the collection of Jim Draeger, archive.org.

The **Jenifer-Smith House** at 5912 H Street is reminiscent of Gothic Revival cottages with its centered, steep gable. The main block conceals additions covered by a complex roofscape. (Note that, since it was not part of the Fairmount Heights subdivision, the house is not set back 15 feet from the street as was a restriction in some of the Clark-White deeds.¹) This property, Lot 2 of John H. Wilson's subdivision, was initially sold by Wilson in 1904 to a white couple, John and Winifred Walker,² who, within two years, had defaulted on their mortgage of the same date to the

¹ This was not the John H. Wilson farmhouse, which may have been located on the site now occupied by the 1973 Fairmount Heights Branch Library, 5904 Kolb Street. For more information on the Wilson subdivision see the Subdivisions section under "Patterns of Development" at the beginning of this publication.

² *Land Records of Prince George's County*, Liber 18, Folio 395.



This portrait of Henry Jenifer was taken by the C. M. Bell Studio, of Washington, D.C., which, among other subjects (such as United States' presidents) had a large collection of images of the city's Black middle class. Source: C.M. Bell, Henry Jenifer, (circa 1891–1894), Library of Congress Prints and Photographs Division, <https://www.loc.gov/item/2016692538>.

Hyattsville Building Association.³ Walker was a house carpenter, and may have built the dwelling as rental property.⁴ In any case, the property was sold at public auction in November 1905, and purchased by the association,⁵ who sold it to Henry and Carrie Jenifer in October 1909 (the Jenifers may have lived there as tenants before they bought it).⁶ Henry Jenifer worked as a messenger in the District of Columbia; Carrie worked as a nurse in the Orphans' Home. It is possible the couple may have constructed the rear additions as their substantial household included their sons Benjamin and George, adopted daughter Fannie, three boarders (Thomas Brooks, a tailor, and two six-year-old boys) and a servant, James Watson, age 15.⁷ In 1931 the widowed Carrie deeded the property to son Benjamin and his wife Wilhelmina, with whom she was living in Manhattan.⁸ However, as was the case with millions of Americans during the Great Depression, the second generation of Jenifers defaulted on their loan and the house was sold at tax sale in 1936 for \$1,700 to Thornton T. and Elsie R. Smith (née Summers) both born in 1909,⁹ who owned it for the next 50 years.¹⁰ The Smiths did not live there at first but rented it, in the mid- to late 1930s to John Jackson and his family.¹¹ Corporal Thornton Smith (technician fifth grade)¹² served in World War II (1939–1945) and attained a degree in accounting in 1952.¹³ He served on the Fairmount Heights Town Council during the late 1940s.¹⁴

3 *Land Records of Prince George's County*, Liber 18, Folio 449 (\$900).

4 1910 U.S. Census, District 18, Prince George's County, Maryland, Enumeration District 75, Sheet 21B, (location marked as "District 13"), Sheriff Road, familysearch.org.

5 *Land Records of Prince George's County*, Liber 34, Folio 2 (\$800).

6 *Land Records of Prince George's County*, Liber 55, Folio 196. The Jenifers granted mortgages over the years to the Hyattsville Building Association: Land Records of Prince George's County, Liber 45, Folio 590 (\$500, 1909, release 125:422); 68:531 (\$200, 1912, release 125:422); and 133:60 (\$600, 1918, release 186:360); 269:274 (\$600, release 357–147). By 1907, the Jenifers were already living in the house as tenants or in another neighborhood house, for the Fairmount Heights Citizens' Association held its May 1907 meeting "at the residence of Mr. H. E. Jenifer." Source: "Fairmount Heights Citizens Meet," *The Evening Star*, May 17, 1907, 2.

7 1910 U.S. Census, Kent District, Prince George's County, Maryland, Enumeration District 74, Sheet 4A, Location: Chapple [sic] Road, familysearch.org.

8 *Land Records of Prince George's County*, Liber 361, Folio 318. Benjamin granted a mortgage that July to the Hyattsville Building Association for \$1,200 (371:193). See also 1940 U.S. Census, Assembly District 22, New York, New York, Enumeration District 1909, Sheet 3B, Location 402 West 153rd Street, familysearch.org.

9 "Marriage Licenses," *The Sunday Star*, June 24, 1934, A-9, chroniclingamerica.loc.gov.

10 *Land Records of Prince George's County*, Liber 444, Folio 97, Equity 9801. The Smiths subsequently granted two mortgages to the Hyattsville Building Association (442:267 and 525:167) for a total of \$2,000. These were released in February 1946 (822:198). An additional loan of \$4,337.46 was made by the Perpetual Contracting Company in 1959 for "5910" H Street (2411:344; released 1965) surely for repairs or alterations; the property was sold in 1986 by the Smiths to the Samuel McMickles (6503:494) and has transferred many times since.

11 1940 U.S. Census, Fairmount Heights, Enumeration District 1768, Sheet 13A, Location Wilson Road [sic], 5910, familysearch.org. The property appears to have been numbered 5910 prior to the Smith's 1985 re-subdivision, see Plat Book NLP124, p. 46 and 1959 Deed of Trust (241:344).

12 "News of District Men in the Armed Forces," *The Evening Star*, December 19, 1945, A-2, chroniclingamerica.loc.gov.

13 "Franklin University Awards 263 Degrees in Accounting," *The Evening Star*, July 4, 1952, B-2, chroniclingamerica.loc.gov.

14 "2 Tie for Seats on Town Council in Capitol Heights: 8 Other Municipal Elections are Held in Prince George's," *The Evening Star*, May 4, 1948, B, chroniclingamerica.loc.gov.



Medium priced seven-room house with some especial features. It is 32 feet by 44 feet 6 inches on the ground. We can furnish complete set of blue-printed working plans and typewritten specifications for only \$10.00 per set. Blue-prints consist of basement plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections; and all necessary interior details. Specifications consist of twenty-two pages of typewritten matter. When ordering, ask for Design No. 6387 H.



This design from a 1915 plan book shows similarities with larger examples in Fairmount Heights, such as 607 60th Avenue, 6200 Foote Street, and others. Two decades earlier and this design would have had much more elaborate millwork and decoration. With this design we see an essentially Victorian form merged with plainer Colonial Revival trim and porch elements. Note the blandness of the description: what today we describe as “Victorian” or “Cross-Gable” was merely a “seven-room, two-story house.” Source: William A Radford, *Guaranteed Building Plans with Interior Views and Details*, (Chicago: The Radford Architectural Company, 1915), 113, Building Technology Heritage Library, MBI Collection, [archive.org](https://www.archive.org).

The **James F. Armstrong House** at 908 59th Avenue is the best-preserved and restored example of Victorian architecture in the town. Note the irregular massing, two-story bay window, fully returned gables and elaborate porch with its decorative spandrels at the top. Nearly as grand is the **Robert S. Nichols House** at 802 58th Avenue. The **Trammell-Taylor House** at 717 59th Avenue has a diamond-paned window in a diamond frame above the front porch is surmounted by a heavy, bracketed Italianate cornice, above which is a wide, hipped-roof dormer on top of which is a weather vane. Many other Victorian examples could be categorized as “cross-gable,” (607 and 730 60th Avenue; 612 60th Place; 708 59th Avenue; 6102 and 6104 Foote Street) but this is a description of form rather than overall style or feeling. The houses on Foote Street together provide an excellent example of a front porch that has been enclosed (6102) and one that has remained open (6104). These twin dwellings (and their reverse-plan sister at 6200 Foote Street) may have been built by the prominent James F. Armstrong family.¹⁵ Although the lots run east-west from 62nd Street to 61st Street, it is interesting that from the beginning White and Armstrong worked to acknowledge and reorient the pattern of development of these lots on Block I, to that of the north-south lots in Block K on Foote Street.

¹⁵ See Susan G. Pearl, *James F. Armstrong House*, (PG:72-9-24), Maryland Inventory of Historic Properties Form, Prepared for The Maryland-National Capital Park and Planning Commission, (Crownsville: The Maryland Historical Trust, 1991). Developer Robinson White sold the western half of lots 64–68 (6102) to Armstrong on August 17, 1908 (*Land Records of Prince George’s County*, Liber 48, Folio 150); J. F. Armstrong transferred the property to his wife Ada on October 11, 1909 (59:440) encumbered with both a \$400 mortgage to White and a \$1,400 mortgage to the Hyattsville Building Association (45:216) released in 1913 when it was sold to Jefferson Gilmore (97:1); Armstrong later purchased the adjacent lots to the west (33 and 34) from William Sidney Pittman on August 8, 1919 (142:245).

Table 6. Victorian-Style Dwellings in Fairmount Heights



58th Avenue, 714
Built: 1915



58th Avenue, 802
Built: 1904
Robert S. Nichols House
(Historic Site 72-009-39)



59th Avenue, 704
Built: 1915



59th Avenue, 706
Built: 1915



59th Avenue, 708
Built: 1909
Towles-Brooks House
(Historic Site 72-009-27)



59th Avenue, 717
Built: 1915
Trammell-Taylor House
(Historic Resource 72-009-26)



59th Avenue, 908
Built: 1915
James F. Armstrong House
(Historic Site 72-009-24)



59th Avenue, 910
Built: 1909
Alice R. Dorsey House
(PG:72-9-23)



60th Avenue, 607
Built: 1915



60th Avenue, 730
Built: 1915
William B. Coles House
(Historic Resource 72-009-31)



60th Place, 612
Built: 1911
John S. Johnson House
(Historic Site 72-009-32)



61st Avenue, 711
Built: 1915



Addison Road, 5504
Built: 1915



Foote Street, 6102
Built: 1910



Foote Street, 6104
Built: 1915



Foote Street, 6200
Built: 1921

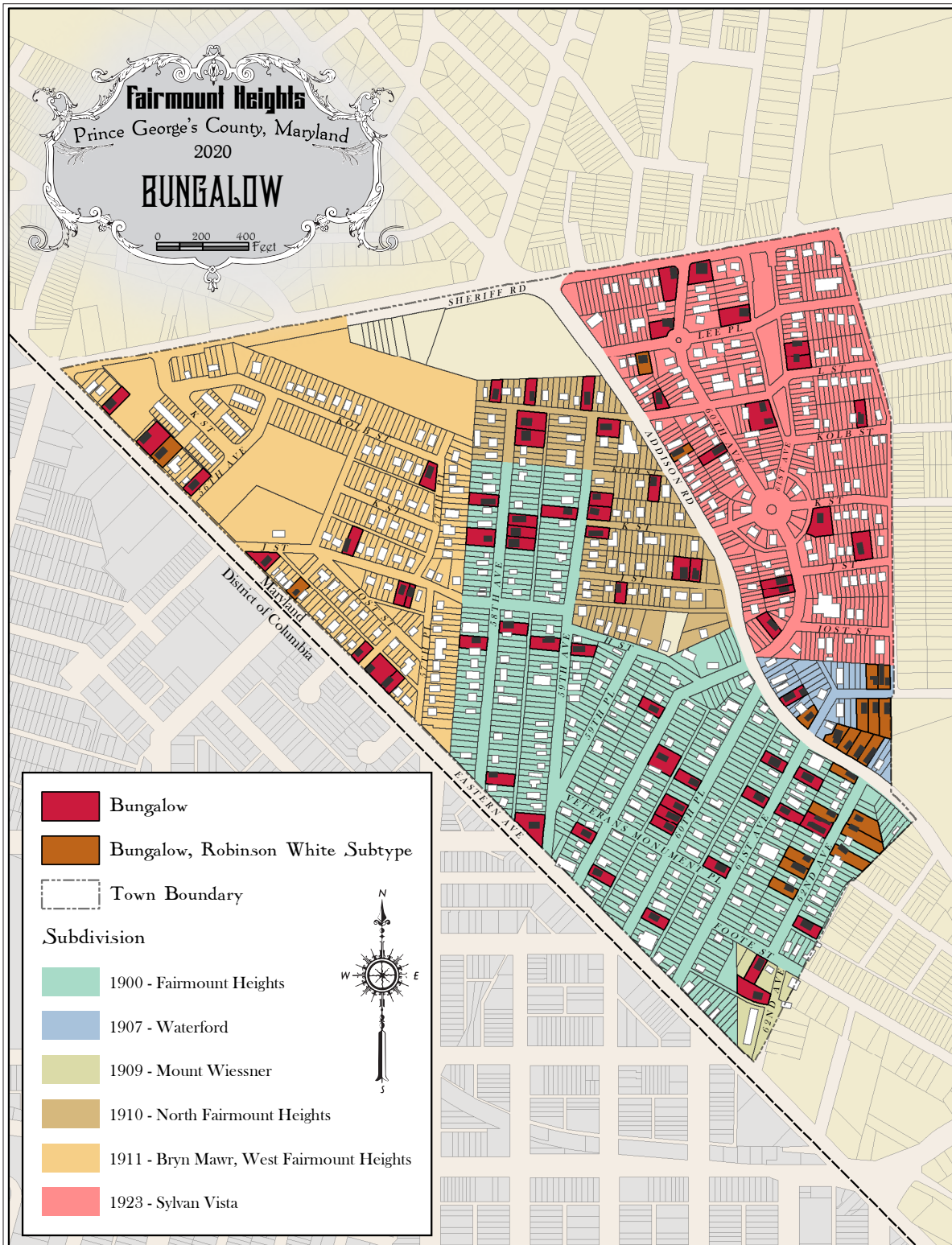


H Street, 5912
Built: 1905
Jenifer-Smith House



6104 Foote Street

Map 5. Bungalow-Style Dwellings in Fairmount Heights



BUNGALOW

(92 examples dating from 1909–1977)

Origins of the Style and Characteristics

For the purposes of this book, a Bungalow is defined as any one- or one-and-one-half-story house that has a prominent front porch integral to the design¹—the interpenetration of spaces² (in this case, indoor and outdoor) expressed as a design feature being one of the style's hallmarks. The roof is generally hipped, in which case it sometimes has a dormer, but there are front-gable versions as well. The name originated in the late nineteenth century during the British occupation (1757–1947) of Bengal, India, *bangala* being the word for dwellings³ built for the subtropical climate and copied by the British. The Bungalow style was used extensively in the United States over approximately 1900–1930.⁴ It waned in popularity only after a large percentage of the public's taste pivoted to Colonial Revival following the extensively publicized restoration of Colonial Williamsburg.⁵ Like the larger American Foursquare style, seemingly endless versions of Bungalows were made available through published plans and kit house design catalogs. The style resurged in popularity in the late twentieth century and retains its appeal.⁶

Prevalence and Distribution

Representing the largest extant number of early twentieth-century styles, Bungalows account for about 18 percent of all the dwellings in Fairmount Heights, outnumbered only by the much later Split-Level style (27 percent) and by houses of all ages classified here as Free Traditional (23 percent). In the nearby City of Mount Rainier, bungalows comprise about half of all the houses;⁷ this is because Mount Rainier developed faster, earlier. Their popularity could be accounted for by a combination of the financial prudence with which they could be built and their innate charm: the low-pitched roof and welcoming porch easily evoke ideals of shelter, coziness, and home. The style also looked new to people—it was a clear break from nineteenth-century dwelling types. Representations of the style are found all over the town but are sparse in the center of the

¹ As contrasted with other dwelling forms or styles, where the porch may be a later addition.

² Alan Gowans, *The Comfortable House*, (Cambridge: The MIT Press, 1986), 77.

³ Alan Gowans, *The Comfortable House*, (Cambridge: The MIT Press, 1986), 76.

⁴ During the period, however, the term was used liberally by house design providers for any small house, and the stylistic influences could range from neoclassical to Japanese. The Bungalow Craft Company of Los Angeles offered "Stucco, Colonial, and Swiss Chalet Bungalows," for example, in their tenth edition of *Bungalowcraft* issued in 1921.

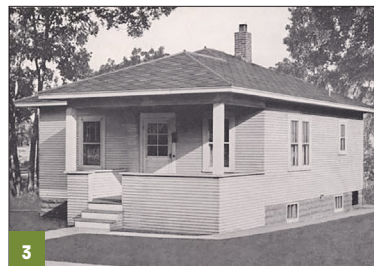
⁵ Alan Gowans, *The Comfortable House* (Cambridge: The MIT Press, 1986), 74.

⁶ See <https://thebungalowcompany.com/>.

⁷ The Maryland-National Capital Park and Planning Commission, *Mount Rainier Pattern Book*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 2018), 26.



1: This design for “The Darby” from a 1937 Minnesota plan book is quite similar to the circa 1923 house at 6011 L Street. Source: *The Book of 100 Homes (Book D)*, (St. Paul: The Brown-Blodgett Company, 1937), 89, Association for Preservation Technology International Building Technology Heritage Library, from the collection of Jim Draeger, archive.org.



2 & 3: “The Kingwood” and “The Morton” (L-R) would look right at home in Fairmount Heights, if indeed they are not already there. Source: The Brown-Blodgett Company, *The Book of 100 Homes (Book D)*, (St. Paul: The Brown-Blodgett Company, 1937), 92–93, Association for Preservation Technology International Building Technology Heritage Library, from the collection of Jim Draeger, archive.org.

first 1900 subdivision (57th Place, and 58th and 59th Avenues in Fairmount Heights) where nineteenth-century forms such as Temple Front predominate. The Robinson White bungalows (see *section on following page*) are clustered near the southeast corner of this subdivision where he built speculative housing.

Variations

An interesting variant at 733 61st Avenue features a turret-like half-octagon dormer⁸ that evokes the Victorian era. A one-story Freestanding Rowhouse version with a single-slope roof can be found at 5702 L Street. The **Prince Albert Washington House** at 949 Eastern Avenue is a well-documented example of Sears, Roebuck’s “Westly” design.⁹ Side-gabled versions often have deeper porches (1119 60th Avenue; 5906 L Street; 721 59th Avenue; 724 61st Avenue; 843 Eastern Avenue; 1001 59th Avenue; 1013 58th Avenue, and a very similar bungalow to that at 1012 58th Avenue once stood at 4508 40th Street in the Town of North Brentwood.¹⁰ The porch at 1112 60th Avenue extends over the driveway creating an elegant *porte-cochère*, while the stucco bungalow at 708 62nd Street has a porch that wraps around the side, yet is contained under the roof shape. The bungalow at 1033 58th Avenue—an interesting example from 1977—encloses the porch, in this case really a loggia—entirely within the volume of the roof and house. The bungalows at 702, 704 and 706 60th Place feature a clipped gable main roof called a jerkinhead. Although in theory the feature is said to provide more stability to a roof in high winds, in practice it is usually employed for its picturesque appeal. The porches would have been open originally, the rafter tails and square tapered columns providing Craftsman-style character to the dwellings. Likely constructed from or inspired by catalog plans or kits, these three (originally four) houses are an example of speculative

8 A similar dwelling (the James A. Campbell House) once stood at 709 61st Avenue; it was replaced with a Split-Level house in 1993. See Susan G. Pearl’s and Samuel J. Parker, Jr.’s *Fairmount Heights, Maryland, A History from its Beginnings (1900) to its Incorporation (1935)*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 1991), 27.

9 Photographs of the house being constructed can be found on page 153 of *African-American Historical and Cultural Resources in Prince George’s County, Maryland*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 2010). See also the 2008 interview with Mrs. Calvin Donelson in *Oral History Interviews, African-American Heritage Survey Update*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 2010).

10 Daniel Sams (Ed.), *African-American Historical and Cultural Resources in Prince George’s County, Maryland*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 2010), 68.

development undertaken by the Fairmount Heights Investment Company, Inc. in 1928. The Fairmount Heights Investment Company was active from about 1924–1945. Ulysses G. Lee served as president and James A. Campbell as secretary.¹¹

Changes and Alterations

Some bungalows have been lifted a full story and had new living space created underneath—a solution for adding livable space that does not require the demolition and construction of a new roof (see the houses at 608 60th Avenue, 714 61st Avenue, 5704 J Street and 5907 Kolb Street). Some once-open porches have been enclosed to create indoor living space (see 705 and 711 62nd Avenue, 5905 and 5918 J Street, 5905 Lee Place, and 6101 K Street). Describing the common enclosure of porches in the northern United States where “fantasy surrender[s] to reality,” author Stewart Brand notes that they “still thrive ... [in the] ... south;”¹² in fact the retention of open porches is easily observed throughout Maryland.

The Robinson White Bungalows

In an instance of early speculative development in the town, Fairmount Heights developer Robinson White in 1920 erected 19 identical bungalows on 62nd Avenue¹³ in the original 1900 Fairmount Heights subdivision.

The bungalows were probably constructed¹⁴ from blueprints very much like those of Design K 1361 from the 1912 plan book *Keith's Bungalows and Cottages*.¹⁵ Note how the porch roof is an unbroken continuation of the main roof and that the front



This Bungalow design from the 1920s is represented by several similar extant examples in the town. It shares characteristics with the two-story American Foursquare style—notably, a pyramidal dormer emerging from the hipped roof. See the houses at 602 59th Avenue and 603 60th Avenue, 700 61st Avenue, 907 59th Avenue, and many others. Source: W. H. Sawyer Lumber Co., *Sawyer Plan Service*, (Worcester: W. H. Sawyer Lumber Co., circa 1920), 94, Association for Preservation Technology International Building Technology Heritage Library, from the collection of Jim Draeger, archive.org.

¹¹ Originally there were four of these bungalows on Addison Avenue; the house at 700 60th Place was demolished circa 1999. The Fairmount Heights Investment Company purchased these four properties from T. Howard Duckett, Trustee, in 1928 for \$125 each, the lots having been part of the estate of Lorce M. Ryles. Ryles died in 1925 and real property in his estate was sold per Equity 6734, *Ryles v. Ryles*. See *Land Records of Prince George's County*, Liber 315, Folio 324 and 324:157. The company immediately mortgaged the properties for \$2,000 each; see 323:430, 311:571, and 311:568. The State Department of Assessments and Taxation provides a construction date of 1916 for each dwelling; however, given their style and near-same purchase and mortgage dates, 1928 is more likely. The dwellings were eventually sold to families; the Neals (702 60th Place, 1940, 589:54); the Jacksons (704 60th Place, 1931, 374:172); and the Levys (706 60th Place, 1936 443:91). (All three are shown as owners of three houses in a row on Addison Avenue, each valued at \$4,000, in the 1930 census.) Source: 1930 U.S. Census, Seat Pleasant Election District 18, Prince George's County, Maryland, Fairmount Heights town [sic], Enumeration District 17–48, Sheet 7-B, Addison Avenue, Number of Dwelling House in Order of Visitation: 102 [Levy], 103 [Jackson], 104 [Neal].

¹² Stewart Brand, *How Buildings Learn*, (New York: Penguin Books, 1995), 162.

¹³ Susan G. Pearl and Samuel J. Parker, Jr., *Fairmount Heights, Maryland, A History from its Beginnings (1900) to its Incorporation (1935)*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 1991), 26, 29. Pearl and Parker associate the design and materials of the Fairmount Heights bungalows with Sears, Roebuck's "Rosita" model, the documentation of which was one of the few easily available to scholars at the time of the publication; however, the Rosita has a symmetrical arrangement of front door and windows and the porch roof is at a different angle than that of the main roof.

¹⁴ The differences are that the porch is smaller on Keith's model and there are three front windows instead of two. Note that plan is in some instances reversed, the room with the front door being sometimes to the left and sometimes to the right.

¹⁵ Max Leroy Keith (1873–1954) was the brother of the more prolific architect Walter J. Keith, (1867–1951) of Minneapolis, Minnesota who published *Keith's Magazine on Homebuilding* in the early decades of the twentieth century.

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KEITH'S BUNGALOWS AND COTTAGES



DESIGN K 1361

Here is absolutely a square plan $23\frac{1}{2}$ feet by $23\frac{1}{2}$ feet; a summer cottage of 4 rooms. These dimensions divided into four rooms makes each room also square, 11×11 ft., and 9 feet high. No doubt many wish to make the opening between the parlor and dining room considerably wider which would give the freedom of one large living room. There are two ways in which this cottage can be built for \$500 or less. One is to cover the exterior walls with shaker shingles, which is the

exterior finish shown in the picture. Another way would be to cover the walls with one of the waterproof guaranteed roofings applied directly to the sheathing boards. The inside is intended to be ceiled. A low foundation of field stones is shown but the plans show posts and lattice. No basement is intended under this estimate. This is a cottage which will be found very practical to build at any lake side.

This design or one like it could have been used for the Robinson White bungalows. Source: M. L. Keith, *Keith's Bungalows and Cottages: Volume No. 1, 215 Designs Costing to Build from \$400 to \$4,000*, (Minneapolis: M. L. Keith, 1912), 188, Hennepin County Library, James K. Hosmer Special Collections Library, <https://reflections.mndigital.org/>.

door is off-center, two characteristics by which these Fairmount Heights bungalows may be identified. Keith's plan books and a magazine were distributed nationwide, but are now less well-known than the Sears, Roebuck house designs. This plan cost \$5 and it is described as being able to be built for \$500 or less.

Eight of these bungalows survive along 62nd Avenue.¹⁶ Architectural historian Barbara Frederick notes, "It is possible other houses were erected by Robinson White and sold in this manner."¹⁷ Indeed, where this bungalow type is found in the adjacent Waterford subdivision it is safe to assume all the properties were also improved by Robinson White;¹⁸ ten more of these are extant. "The date of [the speculative development] corresponds with some of the early work of the Washington Sanitary Housing Commission. White ... may well have been producing the suburban equivalent of the modest brick rowhouses [Appleton P. Clark, Jr., a pioneer of low-cost housing in the District of Columbia] was designing at the same time in Washington."¹⁹ Writing for the Maryland Inventory of Historic Properties, architectural historian Stacy Patterson noted, "When Robinson White laid out 19 lots for the construction of small, one-story bungalows, he brought the possibility of homeownership to African-Americans of more modest means than those living along many of the other streets in Fairmount Heights."²⁰

Whatever the actual source, the design had an enduring local appeal beyond that of speculative housing, for it can be found extant in four other instances: along Eastern Avenue in the 1911 Bryn Mawr subdivision and on Lee Place and Addison Road in the 1923 Sylvan Vista subdivision.²¹ As of this writing, 22 are identified as extant.²² In most instances they have been enlarged to the rear or side; in all instances they provide interesting cases of how one model has been adapted differently to suit the lifeways of subsequent owners.

¹⁶ 607 62nd Avenue has not been included in this number as it has been remodeled for use as a church.

¹⁷ Barbara Frederick (A. D. Marble & Co.), *Fairmount Heights Historic District*, (PG:72-009), National Register of Historic Places Nomination Form, Prepared for The Maryland-National Capital Park and Planning Commission, (Crownsville: The Maryland Historical Trust, 2010), Section 8, Page 5, Footnote 27.

¹⁸ White appears to have eventually owned most of J. D. O'Meara's 1907 Waterford subdivision, where ten extant bungalows remain, by purchasing 16 lots from O'Meara in 1909 (*Land Records of Prince George's County*, Maryland, Liber 50, Folio 263) and holding mortgages on most of the remainder (Lots 1-13: Liber 53, Folio 34; and Lots 37-57: Liber 59, Folio 247) on which O'Meara apparently defaulted and White gained ownership. For example, on Jefferson Heights Drive, 5505 was transferred by White to Mary Fowler in 1924 (233:473) and 5507 by White's heirs in 1948 (1025:80).

¹⁹ Betty Bird, *African-American Historic Resources in Prince George's County*, Maryland Multiple Property Documentation Form, Prepared for The Maryland-National Park and Planning Commission, (Crownsville: The Maryland Historical Trust, 2003), Section E, Page 22, Footnote 80.

²⁰ Stacy Patterson (The Ottery Group), *Bungalow Row House No. 3*, (PG:72-9-46), Prepared for The Maryland-National Park and Planning Commission, (Crownsville: The Maryland Historical Trust, 2009), Section 8, Page 1.

²¹ Very similar c. 1938 houses exist at 5417 and 5421 Powhatan Road, Riverdale, in the Gretta Addition to Riverdale (Plat 1, Book 86) although porch roofs are at a different angle than that of the main roof. In this they are like Sears, Roebuck's "Rosita."

²² See Barbara Frederick (A. D. Marble & Co.), *Fairmount Heights Historic District*, (PG:72-009), National Register of Historic Places Nomination Form, Prepared for the Maryland-National Capital Park and Planning Commission, (Crownsville: The Maryland Historical Trust, 2010), Section 8, Page 5, Footnote 27. Other dwellings, which may have originally been this model, exist but are too much altered for their original configuration to be determined without in-depth research and physical examination.

Table 7. Bungalow-Style Dwellings in Fairmount Heights

	58th Avenue, 703 Built: 1914		59th Avenue, 602 Built: 1930		60th Avenue, 608 Built: 1930
	58th Avenue, 804 Built: 1946		59th Avenue, 721 Built: 1946		60th Place, 702 Built: 1928
	58th Avenue, 809 Built: 1931		59th Avenue, 724 Built: 1924		60th Place, 704 Built: 1928
	58th Avenue, 1011 Built: 1930		59th Avenue, 907 Built: 1919		60th Place, 706 Built: 1928
	58th Avenue, 1012 Built: 1919		59th Avenue, 1000 Built: 1919		60th Avenue, 711 Built: 1953
	58th Avenue, 1013 Built: 1919		59th Avenue, 1001 Built: 1925		60th Place, 712 Built: 1919
	58th Avenue, 1019 Built: 1944		59th Avenue, 1003 Built: 1925		60th Avenue, 724 Built: 1930
	58th Avenue, 1020 Built: 1919		59th Avenue, 1015 Built: 1924		60th Avenue, 902 Built: 1939
	58th Avenue, 1033 Built: 1977		60th Avenue, 605 Built: 1930		60th Avenue, 908 Built: 1936
	58th Avenue, 1037 Built: 1947		60th Place, 607 Built: 1939		60th Avenue, 910 Built: 1945



60th Avenue, 1010
Built: 1928



60th Avenue, 1112
Built: 1945



60th Avenue, 1119
Built: 1944



61st Avenue, 700
Built: 1921



61st Avenue, 714
Built: 1920



61st Avenue, 724
Built: 1930



61st Avenue, 725
Built: 1931



61st Avenue, 733
Built: 1919



61st Avenue, 1101
Built: 1930



62nd Avenue, 510
Built: 1945



62nd Avenue, 603
Built: 1921



62nd Avenue, 606
Built: 1914
Robinson White Bungalow Type



62nd Avenue, 610
Built: 1919
Robinson White Bungalow Type; Bungalow Row House 1 (PG:72-9-41)



62nd Avenue, 700
Built: 1916
Robinson White Bungalow Type; Bungalow Row House 2 (PG:72-9-45)



62nd Avenue, 705
Built: 1921
Robinson White Bungalow Type



62nd Avenue, 708
Built: 1909



62nd Avenue, 709
Built: 1921
Robinson White Bungalow Type; Bungalow Row House 3 (PG:72-9-46)



62nd Avenue, 710
Built: 1919
Robinson White Bungalow Type



62nd Avenue, 711
Built: 1921
Robinson White Bungalow Type; Bungalow Row House 5 (PG:72-9-47)



62nd Avenue, 718
Built: 1930
Robinson White Bungalow Type



Addison Road, 5436
Built: 1930
*Robinson White
Bungalow Type*



Addison Road, 5506
Built: 1933



Addison Road, 5510
Built: 1930
*Robinson White
Bungalow Type*



Addison Road, 5516
Built: 1930
*Robinson White
Bungalow Type*



Addison Road, 5518
Built: 1930
*Robinson White
Bungalow Type*



Addison Road, 5520
Built: 1930
*Robinson White
Bungalow Type*



Addison Road, 5522
Built: 1930
*Robinson White
Bungalow Type*



Eastern Avenue, 805
Built: 1920



Eastern Avenue, 809
Built: 1910



Eastern Avenue, 811
Built: 1930



Eastern Avenue, 833
Built: 1930
*Robinson White
Bungalow Type*



Eastern Avenue, 843
Built: 1925



Eastern Avenue, 905
Built: 1951



Eastern Avenue, 915
Built: 1925
*Robinson White
Bungalow Type*



Eastern Avenue, 919
Built: 1925



Eastern Avenue, 949
Built: 1925
*Prince Albert Washington
House (Historic Resource
72-009-43)*



Foote Street, 6107
Built: 1930
*Doswell Brooks House
(Historic Resource
72-009-36)*



J Street, 5704
Built: 1925



J Street, 5709
Built: 1925



J Street, 5711
Built: 1925



J Street, 5905
Built: 1919



J Street, 5916
Built: 1909



J Street, 5918
Built: 1914



J Street, 6108
Built: 1926



Jefferson Heights Dr., 5503
Built: 1930
*Robinson White
Bungalow Type*



Jefferson Heights Dr., 5504
Built: 1930
*Robinson White
Bungalow Type*



Jefferson Heights Dr., 5505
Built: 1930
*Robinson White
Bungalow Type*



Jefferson Heights Dr., 5506
Built: 1930
*Robinson White
Bungalow Type*



Jefferson Heights Dr., 5507
Built: 1930
*Robinson White
Bungalow Type*



K Street, 6101
Built: 1946



Kolb Street, 5729
Built: 1925



Kolb Street, 5907
Built: 1925



Kolb Street, 6108
Built: 1930



L Street, 5702
Built: 1919



L Street, 5804
Built: 1930



L Street, 5814
Built: 1930



L Street, 5906
Built: 1923



L Street, 6011
Built: 1923



L Street, 6100
Built: 1930



Lee Place, 5905
Built: 1927
*Robinson White
Bungalow Type*



Lee Place, 6008
Built: 1923

Fairmount Heights
Prince George's County, Maryland
2020

AMERICAN FOURSQUARE

0 200 400
feet

Legend:

- American Foursquare
- Town Boundary
- Subdivision**
 - 1900 - Fairmount Heights
 - 1907 - Waterford
 - 1909 - Mount Wiessner
 - 1910 - North Fairmount Heights
 - 1911 - Bryn Mawr, West Fairmount Heights
 - 1923 - Sylvan Vista

Map Labels: SHERIFF RD, ADDISON RD, 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21ST, 22ND, 23RD, 24TH, 25TH, 26TH, 27TH, 28TH, 29TH, 30TH, 31ST, 32ND, 33RD, 34TH, 35TH, 36TH, 37TH, 38TH, 39TH, 40TH, 41ST, 42ND, 43RD, 44TH, 45TH, 46TH, 47TH, 48TH, 49TH, 50TH, 51ST, 52ND, 53RD, 54TH, 55TH, 56TH, 57TH, 58TH, 59TH, 60TH, 61ST, 62ND, 63RD, 64TH, 65TH, 66TH, 67TH, 68TH, 69TH, 70TH, 71ST, 72ND, 73RD, 74TH, 75TH, 76TH, 77TH, 78TH, 79TH, 80TH, 81ST, 82ND, 83RD, 84TH, 85TH, 86TH, 87TH, 88TH, 89TH, 90TH, 91ST, 92ND, 93RD, 94TH, 95TH, 96TH, 97TH, 98TH, 99TH, 100TH, 101ST, 102ND, 103RD, 104TH, 105TH, 106TH, 107TH, 108TH, 109TH, 110TH, 111ST, 112ND, 113RD, 114TH, 115TH, 116TH, 117TH, 118TH, 119TH, 120TH, 121ST, 122ND, 123RD, 124TH, 125TH, 126TH, 127TH, 128TH, 129TH, 130TH, 131ST, 132ND, 133RD, 134TH, 135TH, 136TH, 137TH, 138TH, 139TH, 140TH, 141ST, 142ND, 143RD, 144TH, 145TH, 146TH, 147TH, 148TH, 149TH, 150TH, 151ST, 152ND, 153RD, 154TH, 155TH, 156TH, 157TH, 158TH, 159TH, 160TH, 161ST, 162ND, 163RD, 164TH, 165TH, 166TH, 167TH, 168TH, 169TH, 170TH, 171ST, 172ND, 173RD, 174TH, 175TH, 176TH, 177TH, 178TH, 179TH, 180TH, 181ST, 182ND, 183RD, 184TH, 185TH, 186TH, 187TH, 188TH, 189TH, 190TH, 191ST, 192ND, 193RD, 194TH, 195TH, 196TH, 197TH, 198TH, 199TH, 200TH, 201ST, 202ND, 203RD, 204TH, 205TH, 206TH, 207TH, 208TH, 209TH, 210TH, 211ST, 212ND, 213RD, 214TH, 215TH, 216TH, 217TH, 218TH, 219TH, 220TH, 221ST, 222ND, 223RD, 224TH, 225TH, 226TH, 227TH, 228TH, 229TH, 230TH, 231ST, 232ND, 233RD, 234TH, 235TH, 236TH, 237TH, 238TH, 239TH, 240TH, 241ST, 242ND, 243RD, 244TH, 245TH, 246TH, 247TH, 248TH, 249TH, 250TH, 251ST, 252ND, 253RD, 254TH, 255TH, 256TH, 257TH, 258TH, 259TH, 260TH, 261ST, 262ND, 263RD, 264TH, 265TH, 266TH, 267TH, 268TH, 269TH, 270TH, 271ST, 272ND, 273RD, 274TH, 275TH, 276TH, 277TH, 278TH, 279TH, 280TH, 281ST, 282ND, 283RD, 284TH, 285TH, 286TH, 287TH, 288TH, 289TH, 290TH, 291ST, 292ND, 293RD, 294TH, 295TH, 296TH, 297TH, 298TH, 299TH, 300TH, 301ST, 302ND, 303RD, 304TH, 305TH, 306TH, 307TH, 308TH, 309TH, 310TH, 311ST, 312ND, 313RD, 314TH, 315TH, 316TH, 317TH, 318TH, 319TH, 320TH, 321ST, 322ND, 323RD, 324TH, 325TH, 326TH, 327TH, 328TH, 329TH, 330TH, 331ST, 332ND, 333RD, 334TH, 335TH, 336TH, 337TH, 338TH, 339TH, 340TH, 341ST, 342ND, 343RD, 344TH, 345TH, 346TH, 347TH, 348TH, 349TH, 350TH, 351ST, 352ND, 353RD, 354TH, 355TH, 356TH, 357TH, 358TH, 359TH, 360TH, 361ST, 362ND, 363RD, 364TH, 365TH, 366TH, 367TH, 368TH, 369TH, 370TH, 371ST, 372ND, 373RD, 374TH, 375TH, 376TH, 377TH, 378TH, 379TH, 380TH, 381ST, 382ND, 383RD, 384TH, 385TH, 386TH, 387TH, 388TH, 389TH, 390TH, 391ST, 392ND, 393RD, 394TH, 395TH, 396TH, 397TH, 398TH, 399TH, 400TH, 401ST, 402ND, 403RD, 404TH, 405TH, 406TH, 407TH, 408TH, 409TH, 410TH, 411ST, 412ND, 413RD, 414TH, 415TH, 416TH, 417TH, 418TH, 419TH, 420TH, 421ST, 422ND, 423RD, 424TH, 425TH, 426TH, 427TH, 428TH, 429TH, 430TH, 431ST, 432ND, 433RD, 434TH, 435TH, 436TH, 437TH, 438TH, 439TH, 440TH, 441ST, 442ND, 443RD, 444TH, 445TH, 446TH, 447TH, 448TH, 449TH, 450TH, 451ST, 452ND, 453RD, 454TH, 455TH, 456TH, 457TH, 458TH, 459TH, 460TH, 461ST, 462ND, 463RD, 464TH, 465TH, 466TH, 467TH, 468TH, 469TH, 470TH, 471ST, 472ND, 473RD, 474TH, 475TH, 476TH, 477TH, 478TH, 479TH, 480TH, 481ST, 482ND, 483RD, 484TH, 485TH, 486TH, 487TH, 488TH, 489TH, 490TH, 491ST, 492ND, 493RD, 494TH, 495TH, 496TH, 497TH, 498TH, 499TH, 500TH, 501ST, 502ND, 503RD, 504TH, 505TH, 506TH, 507TH, 508TH, 509TH, 510TH, 511ST, 512ND, 513RD, 514TH, 515TH, 516TH, 517TH, 518TH, 519TH, 520TH, 521ST, 522ND, 523RD, 524TH, 525TH, 526TH, 527TH, 528TH, 529TH, 530TH, 531ST, 532ND, 533RD, 534TH, 535TH, 536TH, 537TH, 538TH, 539TH, 540TH, 541ST, 542ND, 543RD, 544TH, 545TH, 546TH, 547TH, 548TH, 549TH, 550TH, 551ST, 552ND, 553RD, 554TH, 555TH, 556TH, 557TH, 558TH, 559TH, 560TH, 561ST, 562ND, 563RD, 564TH, 565TH, 566TH, 567TH, 568TH, 569TH, 570TH, 571ST, 572ND, 573RD, 574TH, 575TH, 576TH, 577TH, 578TH, 579TH, 580TH, 581ST, 582ND, 583RD, 584TH, 585TH, 586TH, 587TH, 588TH, 589TH,

AMERICAN FOURSQUARE

(6 examples dating from 1915–1929)

Origins of the Style

Often referred to simply as Foursquare, this style is unique to America and was an enormously popular dwelling type from approximately 1900–1930. The American Foursquare's straightforward design qualities were a reaction against the elaborate decorative millwork and irregular massing of late-nineteenth century picturesque dwellings.¹ The many interpretations of the style found in builder catalogs were likely inspired by the Prairie School houses of Chicago-based architect Frank Lloyd Wright (1867–1959). Although his work was influenced by Japanese architecture and the English Arts and Crafts movement, as preservationist Rachel Carey notes, Wright “establish[ed] influential design standards wholly independent of historical European references.”² Thus, “American” Foursquare.

This design for an American Foursquare is similar to those offered by many other companies. Source: Curtis Lumber and Millwork Company, *Better Built Homes*, Volume 4, (Waterloo: Stewart-Simmons Press, 1919), 8, Association for Preservation Technology International Building Technology Heritage Library, from the collection of Floyd Mansberger, archive.org.



1 Alan Gowans, *The Comfortable House*, (Cambridge: The MIT Press, 1986), 87.

2 Rachael Carey, *The Visual Dictionary of American Domestic Architecture*, (New York: Henry Holt and Company, LLC, 1994), 202.

Characteristics, Prevalence, and Distribution

Massiveness, two full stories,³ a square footprint and a low-pitched, pyramidal roof are hallmarks of the style. The massive quality is emphasized by the deep roof eaves and a squat, hipped-roof dormer. All examples in Fairmount Heights are of frame construction, but masonry examples exist elsewhere. The porches of Foursquare houses often feature short columns mounted on piers; this treatment breaks up the length of the column, accentuating the qualities of massiveness and solidity (see examples at 710 and 722 61st Avenue). Other examples can be found in older County communities such as Lincoln and Mount Rainier. The American Foursquare is not an urban dwelling form but rather one designed for the suburbs and countryside. The six examples are concentrated in the early subdivisions.

Variations

An interesting, narrower-than-usual example of a Foursquare-style house is the Silence House at 819 57th Place. The narrowness and the two-story bay window at the rear of the south elevation, and the two-over-two sash windows suggest this is an earlier Victorian-style or Temple Front house remodeled in the 1930s or even 1940s to a more fashionable style. The house appears to have been built as rental property⁴ by Eugene and Georgia Silence in 1915.⁵ The Silences were two of the heirs of John T. and Caroline Silence and subdividers of Bryn Mawr (West Fairmount Heights). The property passed out of the Silence family in 1938 when it was sold at tax sale.⁶

The **Cornelius Fonville House** (Historic Site 72-009-35) at 602 60th Place may be the most unusual version in the town.⁷ The house at 607 61st Avenue appears never to have had a dormer, usually a character-defining feature of this style. However, the Aladdin company did offer versions without; the “Herford and the “Englewood.” Sears, Roebuck offered several Foursquare versions by 1927 including the Castleton, the Cornell, the Fullerton, and the Langston, some of which were built in Prince George’s County.⁸

The **McDowell House** at 710 61st Avenue probably looks much the same as it did in when it was built in the late 1920s. The house was constructed for South Carolinian William McDowell (1885–1974) after he purchased Lots 49 and 50, Block H from Allen Clark in 1926.⁹ McDowell (who worked for the District of Columbia government) and his wife Georgia lived with their large family which consisted of six daughters, two sons and Mrs. McDowell’s mother.¹⁰ Daughter Grace Elizabeth McDowell continued to own the house until her death in 2005.¹¹

³ Single-story Foursquares do exist, but not in Fairmount Heights. They are occasionally referred to as a Workingman’s Foursquare.

⁴ Although the Silences are listed as residing on 58th Avenue in the 1910 United States Census, the 1920, 1930 and 1940 census records do not list the names of the Silences or subsequent owners as Princeton Street (now 57th Place) residents.

⁵ *Land Records of Prince George’s County*, Liber 108, Folio 146. The Silences purchased Lots 3 and 4, Block 4, Bryn Mawr, from another Silence heir, Laura Glenn, in 1915 and immediately took out a mortgage for \$1,200 from the Hyattsville Building Association (93:45). Glenn (née Bruce) had acquired the two lots via the deed of partitioning after subdivision (RNR63: 127).

⁶ Equity 10492; *Land Records of Prince George’s County*, Liber 497, Folio 421; 577:66.

⁷ See previous documentation of this house within the Maryland Historic Sites Inventory form PG: 72-9-35. The Fonville House has a centered front door and a double window above it on the second floor, giving it the elegant formality of an Italianate villa. Perhaps due to its almost square shape and pyramidal roof, the National Register of Historic Places nomination for Fairmount Heights categorizes the style of the house as Foursquare. That classification is continued in this publication; however, studying physical and documentary evidence of its original or early appearance could indicate it should be classified as Italianate or Victorian. It is easy to imagine the house with more decorative detail that has been obscured or lost over time.

⁸ Marina King, *Sears, Roebuck and Company Mail Order House Survey in Prince George’s County, Maryland*, (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 1988).

⁹ *Land Records of Prince George’s County*, Liber 278, Folio 478.

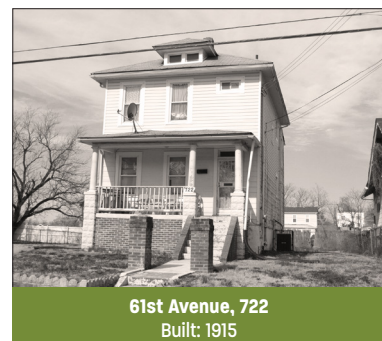
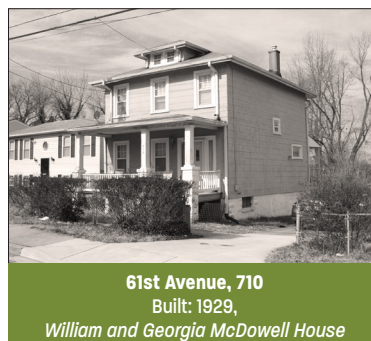
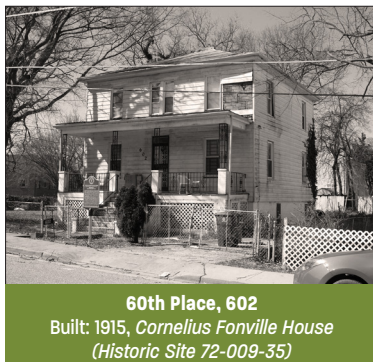
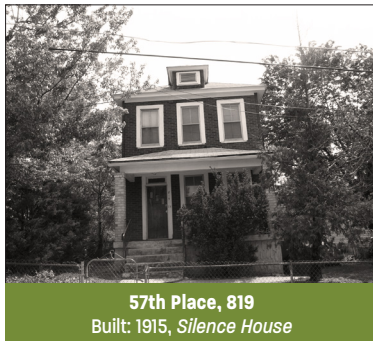
¹⁰ 1930 United States Census, Seat Pleasant Election District 18, Prince George’s County, Maryland, Fairmount Heights town [sic], Enumeration District 17–48, Sheet 8A, Chapel Avenue, Number of Dwelling House in Order of Visitation: 115; 1940 United States Census, Fairmount Heights, Enumeration District 17–68, Sheet 1B, 714 Addison Avenue, familysearch.org.

¹¹ William McDowell had in 1913 purchased adjacent Lot 48 from Allen Clark (*Land Records of Prince George’s County*, Liber 96, Folio 99) and in 1920 Lot 47 from John Shultz *et ux* (156:102). The deed from 1926 (278:478) notes McDowell as being “of Fairmount Heights.” The house on those lots that he may have built and occupied was demolished c. 1980. (Source: PGAtlas 1938 aerial photography).

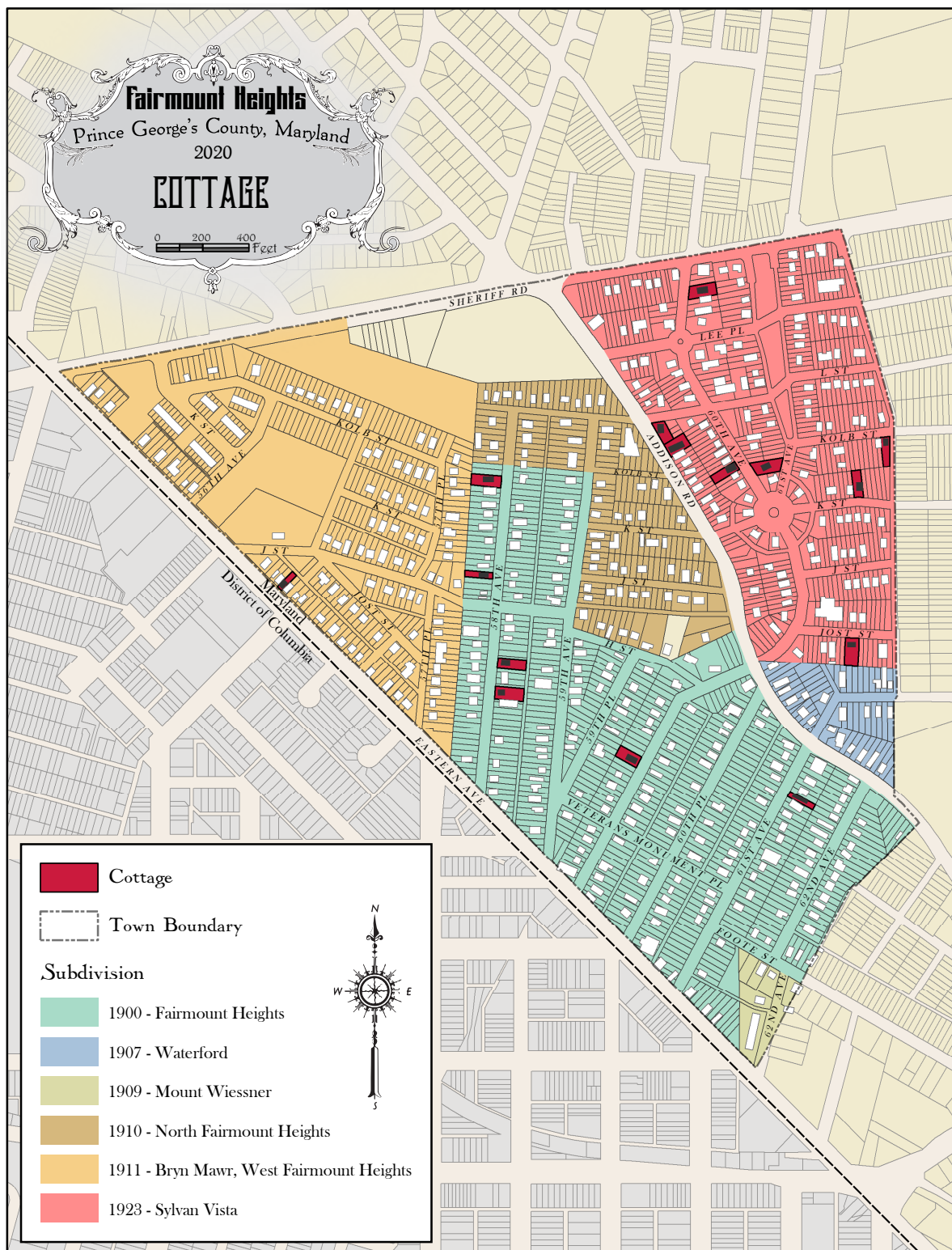
Changes and Alterations

In two instances, (607 and 722 61st Avenue) the second-floor fenestration has been made asymmetrical with the reduction in length of one window, undoubtedly for the privacy required for a new bath behind it. Replacement cladding and the reworking of porch materials and features are common alterations.

Table 8. American Foursquare-Style Dwellings in Fairmount Heights



Map 7. Cottage-Style Dwellings in Fairmount Heights



COTTAGE

(15 examples dating from 1915–1959)

Origins of the Style

The word “cottage” derives from the word cot in the sense of a small house or collapsible bed (Hindi & Urdu *khāt* bedstead), also Middle English, from Old English; akin to Old Norse *kot* small hut.¹ A cottage is really a *type* of dwelling rather than a *style* of dwelling.

Characteristics, Prevalence and Distribution

A succinct definition of a cottage is as follows: “A small, informal house of any style, often with a steeply pitched roof.”² Fairmount Heights dwellings classified as a cottage must be small or appear small:³ that is the overriding characteristic. *Informal* suggests qualities of charm; perhaps asymmetry, and a porch or covered stoop. A *steeply pitched roof* adds quaintness by accentuating the qualities of shelter and is frequently found accenting the entrance. Cottages are fairly evenly distributed among the subdivisions. It is interesting, however, that none of these is less than 61 years old. Possibly this is related to the macrotrend of increasing American house sizes: from 1973–2015, the average new United States house size increased by more than 1,000 square feet.⁴



6106 K Street

Although surely *sui generis*, cottages like the Eaddy House and the house at 6106 K Street drew inspiration from architects' designs such as the Jackson from 1937. Source: The Brown-Blodgett Company, *The Book of 100 Homes (Book D)*, (St. Paul: The Brown-Blodgett Company, 1937), 49, Association for Preservation Technology International Building Technology Heritage Library, from the collection of Jim Draeger, archive.org.



FIVE ROOMS, 26 X 36 FT.

¹ Merriam-Webster.com Dictionary, s.v. “cottage,” accessed Month Day, Year, <https://www.merriam-webster.com/dictionary/cottage>.

² William Ward Bucher III, Dictionary of Building Preservation (New York: John Wiley & Sons, Inc, 1996), 122.

³ The exceptions to this are the elaborate nineteenth- and early-twentieth-century Newport, Rhode Island mansions that continued to be called cottages as an allusion to their function as summer residences.

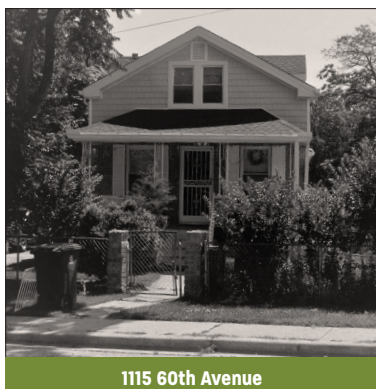
⁴ U.S. Department of Commerce, 2015 *Characteristics of New Housing*, <https://www.census.gov/construction/chars/pdf/c25ann2015.pdf>, 345.

Variations

Cottages with steeply pitched roofs can be found at 723 58th Avenue and 6106 K Street. The diminutive front of the house at 1024 58th Avenue conceals a quite sizable addition behind it. At 714 60th Avenue the front-gabled roof appears to have been modified into a catslide configuration—that is, one slope is longer than the other.

The lots on which the **Edward and Estelle Eaddy House** at 6113 Kolb Street stands were purchased by Edward W. Eaddy (circa 1884–1953) for \$50 at tax sale in 1942, when the Eaddy's were living at 733 61st (Chapel) Avenue.⁵ Originally from Florence, South Carolina, Eaddy worked as a carpenter.⁶ With its elaborate chimney, steeply pitched shed-dormered roof, multiple doors, decorative brickwork and heavy lintels, the Eaddy House has the appealing, English character present in some cottages.

The cottage at the corner of L Street and Addison Road (5901 L Street) appears to have been built by **Iszora Matilda Taylor** (born 1880) of Washington, D.C., in the late 1920s. The widow of American Indian Wars veteran and farrier John B. Taylor,⁷ she purchased this property in 1924⁸ about the time of her husband's death that March.⁹ The cottage features the distinctive jerkinhead roof form found also on the bungalows at 702, 704 and 706 60th Place. Note that it is oriented to face L Street (originally Ohio Avenue in the then-new Sylvan Vista subdivision) but acknowledges its location at the corner with a small porch that wraps around to greet it. Taylor appears not to have lived there, instead using it as rental property.¹⁰ In 1941 it was sold after a tax sale to the James C. Clark family, who owned it for many decades.¹¹



1115 60th Avenue

This design from 1916 resembles the house at 1115 60th Avenue. Source: The Lewis Manufacturing Company, *Book A-6 of 100 Homes*. (Bay City: The Lewis Manufacturing Company, 1916), 62, Association for Preservation Technology International Building Technology Heritage Library, from the collection of Jim Draeger, archive.org.



The MEREDITH Size 22 x 32 feet 6 Rooms and Bath Price \$965

⁵ *Land Records of Prince George's County*, Liber 691, Folio 144. See the Bungalow section for this house with its semi-octagonal dormer.

⁶ 1940 U.S. Census, Fairmount Heights, Enumeration District 17–68, Sheet 14B, Location: Fairview Avenue, 229, familysearch.org; United States World War I Draft Registration Cards, 1917–1918, familysearch.org.

⁷ United States Index to Indian Wars Pension Files, 1892–1926, image 3133 of 4478; citing NARA microfilm publication T318 (Washington, D.C.: National Archives and Records Administration, n.d.), familysearch.org.

⁸ *Land Records of Prince George's County*, Liber 205, Folio 451.

⁹ "In Memoriam," *The Evening Star*, March 31, 1927, 9, chroniclingamerica.loc.gov.

¹⁰ 1940 U.S. Census, Fairmount Heights, Enumeration District 17–68, Sheet 8B, Location: Ohio Avenue, 5901, familysearch.org.

¹¹ *Land Records of Prince George's County*, Liber 623, Folio 344.

Table 9. Cottage-Style Dwellings in Fairmount Heights



58th Avenue, 719
Built: 1924



61st Avenue, 729
Built: 1919



58th Avenue, 723
Built: 1959



Addison Road, 5434
Built: 1930



58th Avenue, 1006
Built: 1929



Eastern Avenue, 837
Built: 1925



58th Avenue, 1024
Built: 1946



Jost Street, 6109
Built: 1936



60th Avenue, 714
Built: 1915



K Street, 6106
Built: 1945



60th Avenue, 1001
Built: 1938



Kolb Street, 6113
Built: 1945
Edward and Estelle Eaddy House



60th Avenue, 1006
Built: 1957



L Street, 5901
Built: 1930
Iszora Matilda Taylor House



60th Avenue, 1115
Built: 1925

COLONIAL REVIVAL

(23 examples dating from 1915–2018)

Origins of the Style

Both a cultural phenomenon and an architectural style, Colonial Revival began with the United States' celebration of the Centennial in 1876 and has been with us since. After decades of nineteenth-century European revival architecture and millwork-ornamented dwellings, Americans began to look favorably upon the architecture of our early republic: not only the great temple-like structures inspired by Classical Greek and Roman architecture, but also the humbler dwellings of the eighteenth century, with their simple lines and clean forms. The World's Columbian Exposition of 1893 in Chicago, which featured acres of buildings designed in the neoclassical style of symmetry and simple geometry, gave the millions that saw it an appetite for this fresh direction. "Bareness and restraint [were] slowly being accepted by the middle class"¹ by 1900. Twenty-five years later, the restoration and reconstruction of Williamsburg, Virginia would fix the colonial in all its forms and variations as more-or-less our national style. Although only 23 examples in Fairmount Heights are classified as "Colonial Revival," the style's vocabulary pervades hundreds of Temple Front, Cape Cod, Free Traditional, Split-Level, Homestead and Cottage dwellings.

The neoclassical White House (begun 1792) in Washington, D.C., is an example of this taste evolution. After Theodore Roosevelt became president in 1901, the nineteenth-century accumulations were removed to present the house anew, revitalized for the twentieth century. Henry Pinckney, White House steward, built for his own family one of the first Colonial Revival houses in Fairmount Heights. It stands, with its central pedimented tower, at 608 60th Place. The engaged tower is an unusual feature; Pinckney or his builder could have modeled it² after the equally unusual projecting tower on the garden elevation of the 1763–1765 **William Paca House** in Annapolis.³



William Paca House rear tower, May 2021.

¹ William Seale, *The Tasteful Interlude*, (New York: Praeger Publishers, Inc., 1975), 149.

² President Theodore Roosevelt gave the 1902 commencement address at the United States Naval Academy, arriving in Annapolis by a special train on the Pennsylvania Railroad and bringing a party of seven; it is possible Pinckney accompanied him. "Out of the Wilderness," *The Evening Capital*, May 2, 1902, 1, chroniclingamerica.loc.gov.

³ Such towers were more common in earlier colonial buildings, such as Bacon's Castle (1665) in Surrey County, Virginia. Their medieval character is not normally associated with Georgian and neoclassical stylistic attributes. The William Paca House tower was obscured by later construction during the period 1903–1965 but would have been highly visible before that time and is adjacent to the academy. See *Architecture in Annapolis*, Marcia M. Miller and Orlando Ridout V, Editors, (Crownsville: The Vernacular Architecture Forum and Maryland Historical Trust, 2001), 113. See also *William Paca House and Garden (AA-657)*, Orlando Ridout IV and Calder Loth, National Register of Historic Places Inventory-Nomination Form, (Annapolis: Maryland Historical Trust, 1971). See also "Sanborn Fire Insurance Map from Annapolis, Anne Arundel County, Maryland, July 1897," p. 9, New York: Sanborn-Perris Map Company, 1897.

Characteristics, Prevalence, and Distribution

When not an authentic reproduction of a period dwelling, Colonial Revival freely combines vernacular motifs of the period with neoclassical elements. Side-gable roofs, gambrel roofs (“a pair of shallow pitch slopes above a steeply pitched slope on each side a center ridge”⁴), dormers, columns, multipaned windows, shutters, pedimented doorways, dentil moldings (“small decorative blocks that alternate with a blank space,”⁵ like teeth) and overdoor fanlights are all associated with the style. Colonial Revival dwellings show no particular concentration in the neighborhood; however, they are sparse east of 60th Place.

Variations

In some Colonial Revival compositions, symmetry is the unifying element—for example, in the house at 5803 L Street. In others, building masses and elements are juxtaposed for picturesque effect, replicating what architect and critic Jonathan Hale calls “the harmonies of the casual additions-on,”⁶ such as with the houses at 1106 60th Avenue and 803 57th Place. Also note the prominence of the firebox and chimney to the compositions. After central heating replaced coal stoves and fireplaces and their small chimneys, the fireplace, “no longer a functional necessity” reemerged as an important design component to “[symbolize] the family hearth.”⁷

The central gabled tower of the 1905 **Henry Pinckney House** is enlarged and restated 100 years later at 5704 K Street and also at 5914 and 6109 J Street, here off-center with a garage at its base.

The five-bay dwellings from the first decade of the twenty-first century at 5707 and 5902 J Street and 5711 and 5713 Jost Street are a subtype of Colonial Revival called a “Garrison Colonial” for their distinctive second-story overhang. “The term garrison refers to the military or defensive character of a house,”⁸ and the style is “based on the postmedieval houses of Massachusetts and Connecticut.”⁹ The vestigial overhang resulting from a cladding change of brick to clapboard in the house at 613 60th place can be considered a version of the subtype.

Note the broken pediment over the door of the house at 5803 L Street, an architectural feature invented by the Romans in antiquity, common in Baroque and Colonial Revival architecture and furniture. A Colonial Williamsburg effect is achieved at 807 59th Avenue, with the evenly spaced dormers, dentil-molded door entablature, and American Bond brickwork with header bands every sixth course.

4 William Ward Bucher III, *Dictionary of Building Preservation*, (New York: John Wiley & Sons, Inc., 1996), 203.

5 William Ward Bucher III, *Dictionary of Building Preservation*, (New York: John Wiley & Sons, Inc., 1996), 141.

6 Jonathan Hale, *The Old Way of Seeing*, (New York: Houghton Mifflin Company, 1994), 118.

7 Witold Rybczynski, *Home: The Short History of an Idea*, (New York: Viking, 1986), 179.

8 James D., Kornwolf and Georgiana Wallis Kornwolf, *Architecture and Town Planning in Colonial North America, Vol. 2*, (Baltimore: Johns Hopkins University Press, 2002), 1064.

9 William Ward Bucher III, *Dictionary of Building Preservation*, (New York: John Wiley & Sons, Inc., 1996), 204.



Houses with gambrel roofs are often called “Dutch Colonial,” although no such precedent exists in the Netherlands.¹⁰ The advantages of such a roof are old-fashioned charm, but also increased headroom in a not-quite-full second story. The most salient example is the **Frisby-Phillips House** at 711 59th Avenue; note that the front porch is recessed within the volume of the house and that the original columns were likely wood. It is also possible the house was enlarged with the gambrel-roofed second story some years after its original construction. Unimproved Lot 22, Block E was transferred twice before it was purchased in 1927 by Noble Rucker Frisby (1901–1995).¹¹ Dr. Frisby, who later became the noted physician and civil rights activist of Greenville, Mississippi¹² had come to Washington, D.C. in the 1920s to attend Howard University;¹³ at some time during his 20-year ownership he caused the current house to be constructed.¹⁴ Dr. Frisby sold the property to James E. and Juanita Phillips in 1947 and it remains in the Phillips family.¹⁵

Right, top: Dr. Frisby after 1948. Source: The Rev. Henry Clay Anderson, *Studio Portrait of a Man Sitting*, Dr. Noble R. Frisby, 1948–1970s, Collection of the Smithsonian National Museum of African American History and Culture, © Smithsonian National Museum of African American History and Culture. Used with permission.

Below: A Dutch Colonial house design such as Montgomery Ward and Company's “The Maine” from 1917 could have provided inspiration for the design or enlargement of the house at 711 59th Avenue. Source: Montgomery Ward and Company, *Book of Homes*, (Chicago: Montgomery Ward and Company, 1917), 56. The Association for Preservation Technology, from the collection of Floyd Mansberger, Fever River Research, illinoisarcheology.com; archive.org.



¹⁰ Alan Gowans, *The Comfortable House* (Cambridge: The MIT Press, 1986), 128.

¹¹ *Land Records of Prince George's County*, Liber 289, Folio 445. The deed notes the lot as being “unimproved.” Frisby later acquired the adjacent lots 21, 23, and 24 which comprise the property as it exists today.

¹² Mary Jefferson, “Noble Rucker Frisby, physician, activist,” *Clarion Ledger*, March 9, 1995, 16.

¹³ Daisy Greene, *An Interview with Dr. Noble R. Frisby*, April 28, 1977, 10, (Mississippi Department of Archives and History and the Washington County Library System Oral History Project: Greenville and Vicinity). https://da.mdah.ms.gov/vault/projects/OHtranscripts/AU027_095881.pdf.

¹⁴ The house appears, possibly in its current configuration, on 1938 aerial photographs of the County. Source: PGAtlas.com.

¹⁵ Lot 22, Block E, Fairmount Heights. *Land Records of Prince George's County*, Liber 915, Folio 471. Dr. and Mrs. Frisby later sold Lots 21 and 24 to the Phillips' in 1967 (3487:34) and Mrs. Phillips acquired Lot 23 in 1986 from the County (6330:452).

The other example is the **Louis Brown House** at 701 58th Avenue. Carpenter Louis Brown built this house in the late 1920s to replace or augment an earlier dwelling built by his father, Daniel Brown, circa 1905.¹⁶ The most decorative aspect of the substantial house is the unique, attenuated gambrel-roofed façade, one slope of which opens in a curve to embrace a wraparound porch of robust construction and appearance. The cement porch (of which a portion of the cellar is included beneath) is faced in rusticated concrete block and supports massive piers of the same material, in turn supporting squat, paired square columns under a dentil-molded cornice. The interior retains several interesting features, such as a decorative beamed ceiling like those illustrated in design publications of the period, such as Henry L. Wilson's *The Bungalow Book* of 1910.¹⁷

Changes and Alterations

As with other styles, new siding and windows are common changes.



701 58th Avenue

Louis Brown House (Historic Resource 72-009-28)

¹⁶ Susan Pearl, *Louis Brown House*, (PG: 72-9-28), Maryland Inventory of Historic Properties Form, Prepared for The Maryland-National Capital Park and Planning Commission, (Crownsville: The Maryland Historical Trust, 1991), Section 8, Page 2. Pearl speculates that the current house likely replaced an earlier, smaller dwelling. For the construction date of late 1920s she cites the Prince George's County Tax Assessments, 1900–1934. Documentation of the interior in 2019 show some doors and moldings of nineteenth-century style (corner blocks with circular decoration and doors combining vertical and horizontal panels) suggesting the earlier house was incorporated into the later in some manner. Previous documentation of the house classified it as English or Tudor due to the steeply pitched roof of the gambrel façade; however, the gambrel, paired columns and dentils are all Colonial Revival motifs.

¹⁷ Wilson, Henry L., [italics]The bungalow book : a short sketch of the evolution of the bungalow from its primitive crudeness to its present state of artistic beauty and cozy convenience[/italics] (Chicago: H. L. Wilson, c. 1910), <https://archive.org/details/TheBungalowBookAShortSketchOfTheEvolutionOfTheBungalowFromItsmode/2up>

Table 10. Colonial Revival-Style Dwellings in Fairmount Heights



57th Place, 803
Built: 1957



58th Avenue, 701
Built: 1915
Louis Brown House (Historic Resource 72-009-28)



58th Avenue, 721
Built: 1995



59th Avenue, 711
Built: 1930
Frisby-Phillips House



59th Avenue, 807
Built: 1957



60th Avenue, 1004
Built: 2008



60th Avenue, 1106
Built: 1945



60th Place, 608
Built: 1905
Henry Pinckney House (Historic Resource 72-009-33)



60th Place, 613
Built: 1943



61st Avenue, 1104
Built: 1996



Eastern Avenue, 909
Built: 1962



J Street, 5705
Built: 1944



J Street, 5707
Built: 2015



J Street, 5902
Built: 2005



J Street, 5914
Built: 2007



J Street, 6109
Built: 2005



Jost Street, 5711
Built: 2006



Jost Street, 5713
Built: 2006



K Street, 5704
Built: 2005



K Street, 5904
Built: 1945



K Street, 5910
Built: 2018



K Street, 5912
Built: 2018



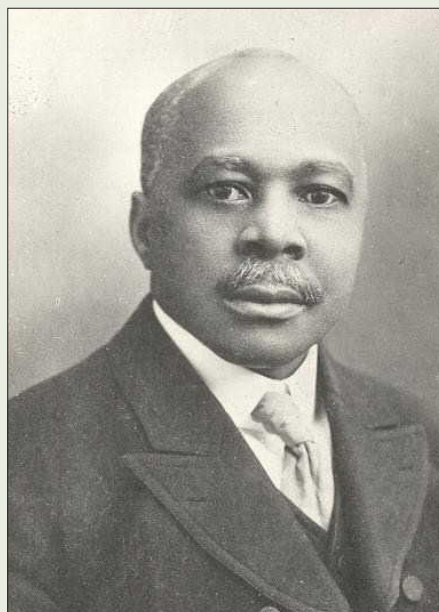
L Street, 5803
Built: 1993

Henry Pinckney

Henry Pinckney (1861–1911)¹ was a native of South Carolina who spent some of his adult life in Albany, New York where he married his wife Leonora (1874–1935) in 1897. Starting in 1892 he worked at the state capital as a messenger for Governors Roswell P. Flower, Frank S. Black, and finally Theodore Roosevelt (1858–1919),² who began his governorship in January 1899. Pinckney appears to have left the capitol to work for the Roosevelt family (first at the Albany Executive Mansion)³ and then at their home Sagamore Hill at Oyster Bay, New York,⁴ where they were in residence from May–December 1900.⁵ (Roosevelt was elected as William McKinley's vice president in November 1900.) Pinckney's first visit to Washington may have been when he traveled with the family in a private railroad car from Oyster Bay for McKinley's inauguration in March 1901.⁶ When McKinley was assassinated that September and Roosevelt was sworn in as president, Pinckney accompanied the family to the White House. (Roosevelt was elected to a full term in 1904, serving as president until 1909.)

Historian William Seale identifies Henry Pinckney's pre-White House job as Roosevelt's valet,⁷ and relates that he was appointed to the position of White House steward personally by Roosevelt,⁸ replacing another man who had held the position for many years.⁹ Although at the time the White House staff hierarchy, titles and duties were somewhat imprecise,¹⁰ the position of steward was akin to housekeeper, the position with which it was replaced in the subsequent Taft administration (1909–1913).¹¹ Roosevelt had independent means but was not wealthy. "The Roosevelts could not afford a large staff."¹² Giving Pinckney this position may have been a reward to a man, whom, had he remained on the family payroll, would not have been able to be paid as much.

"White House stewards...were federal, bonded employees under the Department of Interior, appointed by the president. They managed much of the growing domestic staff, including the maids, footmen, cooks, and laborers, as well as the public funds appropriated by Congress for the Executive Mansion.



Henry Pinckney circa 1911. Source: Collection of Kevin C. Pinckney. Used with permission.

Because Henry Pinckney was close to the well-documented and continually studied Theodore Roosevelt, frequent references to him appear the historical record. Thus, a fuller account than might otherwise be the case can be made of this early Fairmount Heights' citizen's life. Although an expansion of what was known previously about Pinckney, this account is not exhaustive: further information likely exists in unpublished Roosevelt materials, less-common published works and White House archives.

1 1900 U.S. Census, Albany County, New York, Schedule No.1—Population, Albany City, Ward 12, p. 6, (B 12), Sheridan Avenue, 135, family 40, Henry Pinckney, familysearch.org.

2 "Death of Henry Pinckney," *The Washington Post*, April 7, 1911, 2, [newspapers.org](https://www.newspapers.org).

3 Mrs. Roosevelt's social secretary Isabelle Hanger relates in her memoirs that Henry Pinckney was the "steward from the Executive Mansion in Albany," <https://www.whitehousehistory.org/memoirs-of-isabella-hanger-1901-1905>.

4 "White House Steward Dead," *The Evening Star*, April 6, 1911, 18, chroniclingamerica.loc.gov.

5 David H. Wallace, *Historic Furnishings Report, Vol 1, Historical Data: Sagamore Hill National Historic Site, Oyster Bay, New York*, (Harpers Ferry: National Park Service, U.S. Dept. of the Interior, 1990–1991), 456. <https://babel.hathitrust.org/>.

6 Sylvia Jukes Morris, *Edith Kermit Roosevelt: Portrait of a First Lady*, (New York: Coward, McCann & Geoghegan, Inc., 1980), 207. Morris relates that Quentin refused to attend the ceremony and "Edith sensibly left him with Pinckney." David H. Wallace, however, locates the family in Washington from January–June 1901, so he may have been there earlier.

7 Pinckney's responsibilities in this respect appear to have been assumed at some point by the younger James Amos, who began his career looking after the Roosevelt children. See "Roosevelt Reminiscences," *The New York Times*, April 10, 1927, 14. Also see James E. Amos, *A Hero to His Valet*, (New York: The John Day Company, 1927), a work not consulted for this brief biography.

8 William Seale, *The President's House, Vol. 2*. (Washington, D.C.: White House Historical Association, 1986), 694.

9 Pinckney replaced William T. Sinclair. "At the White House," *The Evening Star*, September 30, 1901, 1, chroniclingamerica.loc.gov.

10 William Seale, *The President's House, Vol. 2*. (Washington, D.C.: White House Historical Association, 1986), 695.

11 "Taft Shifts Staff," *The Evening Star*, March 3, 1909, 4, chroniclingamerica.loc.gov.

12 Kathleen Dalton, "The People of Sagamore Hill," *Theodore Roosevelt and His Sagamore Hill Home Historic Resource Study*, (Oyster Bay, New York: The National Park Service, 2007), 116.

The position was also responsible for keeping the keys to the locked pantry in which the White House valuables, such as the silver, gold plate, and china services, were stored ... The last steward to hold the official position was Henry Pinckney."¹³

Pinckney was described in the newspapers as "well-liked" by the Roosevelts¹⁴ which may be an understatement. Henry Pinckney was "esteemed by all who knew him;" upon his early death at age 50 in 1911, eldest Roosevelt daughter Alice Longworth, who had remained in Washington after her marriage, provided for Pinckney's funeral a "handsome cross of roses and lilies."¹⁵

He appears as a figure familiar to the family in the still-in-print *Theodore Roosevelt's Letters to His Children*: "Rather to my surprise, Ronald ... is a very nice dog. Pinckney loves him, and he sits up in the express wagon just as if it was what he had been born to;" and "Pinckney went to see Allan [a pet terrier] yesterday and said he found him 'as busy as a bee in a tar barrel,' and evidently owning all the trainer's house."¹⁶

Pinckney's annual White House salary of \$1,800¹⁷ enabled him to buy five sequential lots in Fairmount Heights over 1905–1908¹⁸ and build a substantial house for himself and his family.¹⁹ Before that time, the Pinckneys resided at 28 O Street, NW²⁰ in an Italianate-style brick rowhouse that it still there—and approximately a ten-minute walk from the White House. Henry and Leonora had four children: Roswell Newcomb, Leonora, Mae Youngs, and Theodore Roosevelt Pinckney (1901–1982), named for Vice President Roosevelt, who was sworn in as president five days after Theodore Pinckney's birth.²¹ Dr. Theodore Pinckney attended Bates College in Lewiston, Maine (Class of 1923)²² and Indiana University. He served as a medical officer in World War II and was a Washington, D.C. physician for many years.²³

The position of steward was a station of importance, and Henry Pinckney's actions were frequently chronicled in the Washington, D.C. newspapers. He continued to travel with the president, for example returning with him to Oyster Bay to vote in the 1901 election.²⁴ Pinckney was in charge not only of selecting the Thanksgiving and Christmas turkeys served at the White House,²⁵ but also distributing over 100 of them as gifts to the staff.²⁶ Although later in the administration he stayed in Washington during the summer when the Roosevelts decamped to Sagamore Hill,²⁷ he traveled with the president on the campaign trail late in the November 1904 election,²⁸ and may have accompanied the family to their rustic retreat in Albemarle County, Virginia.²⁹ An account of Pinckney's White House Christmas dinner marketing appeared in *The Breckenridge News* in its December 20, 1905 edition.³⁰ Pinckney's other chronicled activities included messengering for the President and shepherding the Roosevelt children to and from school.³¹ Several photographs from 1901 document Pinckney's son Roswell (1896–1981) and

13 Claire Faulkner, "Ushers and Stewards Since 1800," <https://www.whitehousehistory.org/ushers-and-stewards-since-1800>. This is confirmed in the memoirs of Isabella Hagner, social secretary: "Mrs. Roosevelt had brought her three maids and cook as well as William [sic] Pinckney. All these (except Pinckney) ... were paid by The President," <https://www.whitehousehistory.org/memoirs-of-isabella-hagner-1901-1905>.

14 "At the White House," *The Evening Star*, October 3, 1901, 1, chroniclingamerica.loc.gov.

15 "Fairmount Heights," *The Washington Bee*, April 15, 1911, n.p., chroniclingamerica.loc.gov.

16 Joseph Bucklin Bishop (Ed.), *Theodore Roosevelt's Letters to His Children*, (New York: Charles, Scribner's Sons, 1919), 72; 77.

17 "Will Attend St. John's," *The Washington Times*, October 4, 1901, 7, chroniclingamerica.loc.gov.

18 Lots 16–20, Block M. *Land Records of Prince George's County*, Liber 25, Folio 227; 42:204; 49:314.

19 The Pinckneys granted a mortgage on Lots 18 and 19 to the Hyattsville Building Association for \$1,600 (60 shares) in 1906 (32:72; released 1911 69:380).

20 See listing for Pinckney, Henry, steward, in *Boyd's Directory of the District of Columbia*, (Washington, D.C.: R.L. Polk & Co., 1904), 766. <https://catalog.hathitrust.org/Record/100678654/Home>.

21 Kevin Pinckney, email communication to author, October 27, 2021.

22 Kevin Pinckney, email communication to author, October 27, 2021. It was further related that while at Bates Pinckney won the Senior Prize Oration Contest for "His Dual Personality," a speech concerning "life problems of the Negro." See *The Bates Student*, Volume 51, Number 18, June 1, 1923, 226.

23 "Dr. Theodore Pinckney, District Physician, Dies," *The Washington Post*, July 9, 1982, [washingtonpost.com](http://www.washingtonpost.com).

24 "At the White House," *The Evening Star*, October 31, 1901, 1, chroniclingamerica.loc.gov.

25 "At the White House," *The Evening Star*, November 27, 1901, 1, chroniclingamerica.loc.gov.

26 "All the Boys Here," *The Evening Star*, December 24, 1908, 1, chroniclingamerica.loc.gov.

27 "Au Revoir Sagamore," *The Evening Star*, September 25, 1907, 1, chroniclingamerica.loc.gov.

28 "Record Break Vote Brought Out Early," *The Washington Times*, November 8, 1904, 3, chroniclingamerica.loc.gov.

29 "President Off for Pine Knot This Morning," *The Washington Times*, May 17, 1907, 1, chroniclingamerica.loc.gov.

30 "White House Xmas Dinner," *The Breckenridge News*, December 20, 1905, Magazine Section, Part Two, (n.p.), kentuckynewspapers.org.

31 William Seale, *The President's House*, Vol. 2, (Washington, D.C.: White House Historical Association, 1986), 694.



Henry Pinckney House (Historic Resource 72-009-33)

Roosevelt's son Quentin (1897–1918)³² playing together at the White House.³³ Roswell Pinckney later had a long career (1917–1960) at the State Department.³⁴

When the White House was being renovated in 1902, the Roosevelts moved to 22 Jackson Place, and stayed the summer at Oyster Bay. A typed letter sent from there by President Roosevelt to "Mr. Henry Pinckney, Steward," entreating him to find a misplaced scrapbook "at all hazards" and express it to New York survives.³⁵ Later that October he is reported as "trying to get everything in shape" for the president's return to sleep in the not-yet-completed house.³⁶ Drawing on full accounts of each major social event at the White House, historian Seale provides detailed descriptions of the first family and their retinue on such occasions, briefly evoking their world. Typically for a receiving line, guests gathered in the Red Room, and the President and Mrs. Roosevelt took their places on the other side of the door. "... the band struck up the national anthem. Then an aide opened the door and the line began to form ... When Roosevelt had greeted the last guest, Henry Pinckney, in white tie and tails, appeared in the north door of the Blue Room to proclaim 'Dinner is served!'"³⁷

The Theodore Roosevelt presidency has been described as a "brief golden age."³⁸ "Not only did servants from the White House vie to follow them to Sagamore Hill in 1909, but they were willing to take lower wages to stay with them."³⁹ The Pinckneys, however, had made their home in Fairmount Heights and remained there. During the Taft administration Pinckney worked as a messenger on the executive office force.⁴⁰ The house on 60th Place (originally Addison Avenue) remained in the family until 1997.⁴¹ Roswell and his wife Edna later lived across 60th Place at 615 for many decades. Their house remained in the family until 2015, marking over 100 years of the Pinckney family in Fairmount Heights.

32 Quentin Roosevelt was killed in World War I (1914–1918).

33 "The Working White House: First Family," The White House Historical Association, <https://www.whitehousehistory.org/galleries/the-working-white-house-first-family>.

34 "Roswell Pinckney, Supervisor at State Department Section," *The Washington Post*, July 16, 1981, [washingtonpost.com](http://www.washingtonpost.com).

35 *Letter from Theodore Roosevelt to Henry Pinckney*, Theodore Roosevelt Papers, Library of Congress Manuscript Division, <https://www.theodorerooseveltcenter.org/Research/Digital-Library/Record?libID=0182820>. Theodore Roosevelt Digital Library, Dickinson State University.

36 "At the White House," *The Evening Star*, October 30, 1902, 1, chroniclingamerica.loc.gov.

37 William Seale, *The President's House, Vol. 2*, (Washington, D.C.: White House Historical Association, 1986), 707.

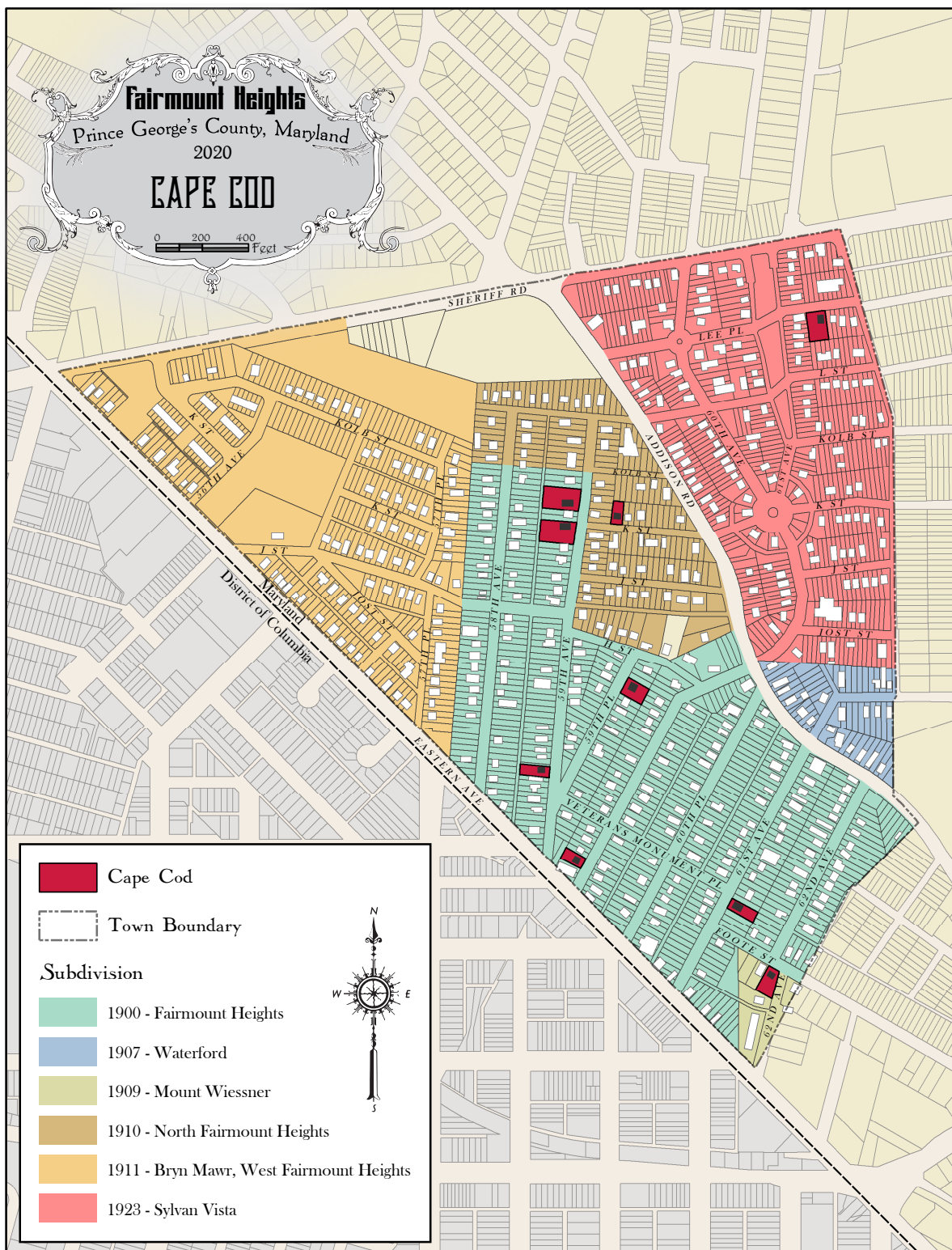
38 Sylvia Jukes Morris, *Edith Kermit Roosevelt: Portrait of a First Lady*. (New York: Coward, McCann & Geoghegan, Inc., 1980), 336.

39 Kathleen Dalton, "The People of Sagamore Hill," *Theodore Roosevelt and His Sagamore Hill Home Historic Resource Study*, (Oyster Bay, New York: The National Park Service, 2007), 112.

40 "Roosevelts Ate the Best, Says Steward Pinckney," *The Evening Star*, February 8, 1910, 2, chroniclingamerica.loc.gov.

41 *Land Records of Prince George's County*, Liber 11741, Folio 52.

Map 9. Cape Cod-Style Dwellings in Fairmount Heights



CAPE COD

(9 examples dating from 1940–1979)

Origins of the Style

The style that is called Cape Cod today (sometimes shortened to “Cape”) is a revival of the frame houses originating on Cape Cod, Massachusetts. Built as early as the 1600s by English settlers, they continued to be constructed well into the 1800s,¹ their low and broad composition good at withstanding the wind common to the region. It is this compactness, as well as symmetry, in part, that gives the style its visual appeal. Architectural historian Alan Gowans relates that although the Cape Cod house was recognized as a type as early as 1800² it never appeared in “ready-cut house suppliers’ catalogs as a style”³ although it did appear in some plan books as early as 1925.⁴ Writer Stewart Brand notes, “After decades of eclipse by Victorian and other styles, it suddenly re-emerged on a national scale.”⁵ It was not until the 1940s, and mainly after World War II (1939–1945) that the style became popular, possibly due to the widely publicized, superbly designed and detailed versions by architect Royal Barry Wills (1895–1962). Builders and developers seized on this compactness and popularity, constructing thousands of Cape Cod revival houses during the period. Brand quotes Architectural Forum editor Stanley Schuler from 1949: “Twentieth Century America’s most popular house design, now scattered throughout the entire country, is the Cape Cod Cottage.”⁶ Of course, many concessions were made toward modernity. As architectural historian Witold Rybczynski notes “... period revivals, even when they were not outright inventions, were never intended to be authentic recreations of the past; they were always, in the strict sense of the word, ‘superficial.’”⁷



1 Rachel Carley, *The Visual Dictionary of American Domestic Architecture*, (New York: Henry Holt and Company, LLC, 1994), 202.

2 Alan Gowans, *The Comfortable House*, (Cambridge: The MIT Press, 1986), 140. Gowans cites Yale University President Timothy Dwight IV (1752–1817).

3 Alan Gowans, *The Comfortable House*, (Cambridge: The MIT Press, 1986), 155.

4 The Wahlfeld Manufacturing Company of Peoria, Illinois featured a Cape Cod design in their 1925 booklet *Small Homes*.

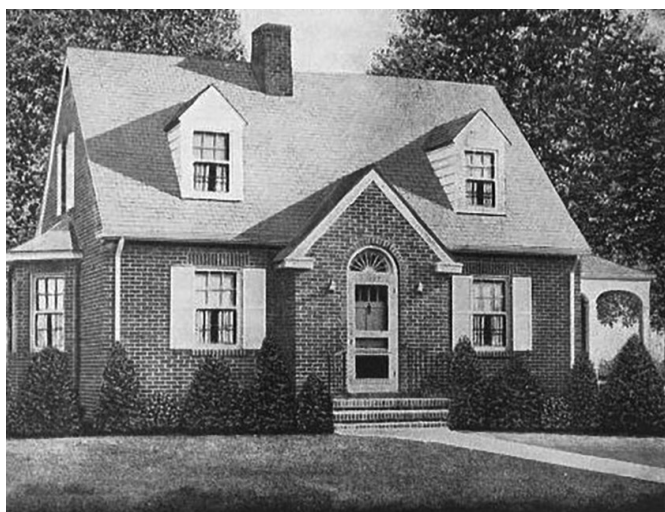
5 Stewart Brand, *How Buildings Learn*, (New York: Penguin Books, 1994), 150.

6 Stewart Brand, *How Buildings Learn*, (New York: Penguin Books, 1994), 151, quoting from Stanley Schuler, *The Cape Cod House*, (West Chester, PA: Schiffer, 1982), 13.

7 Witold Rybczynski, *Home: The Short History of an Idea*, (New York: Viking, 1986), 218–219.

Characteristics, Prevalence and Distribution

A Cape Cod-style house is always either one story or one-and-one-half stories. Although the original Massachusetts examples were frame, mid-twentieth-century Cape Cod houses were frequently executed in brick. Gabled dormers, unusual on the originals, are a very common feature and in fact, paired dormers are a strong visual cue for the style.⁸ Look also for symmetry: a centered front door (often pedimented) flanked by identical windows on either side. The subdivisions of nearby Hyattsville contain many Cape Cod examples, often one after the other.⁹ Fairmount Heights, with its steady growth over the twentieth century and myriad styles, features several. Examples are concentrated east of 58th Avenue, and south of Kolb Street except for the house at 6103 Lee Place in the upper northeast portion of the town. Most of these locations are in the earliest subdivisions. Examination of 1938 aerial photography appears to show the three examples on 59th Avenue replaced earlier houses.

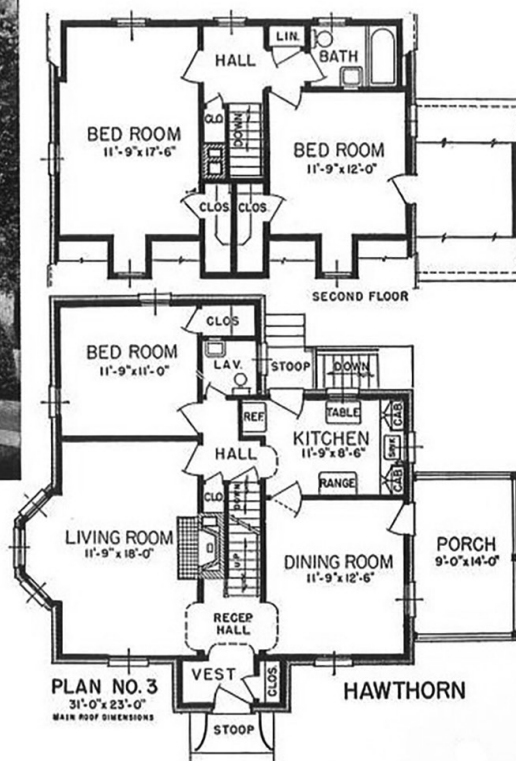


The HAWTHORN

The HAWTHORN is a Cape Cod cottage of striking appeal and unusual interest. It will stand as a home of distinction on any street in any part of the country.

An alternate plan with 1st Floor Bedroom and Bath is available. Ask for Plan No. 4, size 30'-0" x 24'-0".

Two other plans, each with 3 Rooms on the 1st Floor, one with 2 Bedrooms and one with 3 Bedrooms on the 2nd Floor, are available on request.



Below: This model shows how the Cape Cod style was adapted with a gabled entry vestibule and bay window at the side—as with the house at 6109 Foote Street. Source: The Standard Homes Company, *Homes for Your Street and Mine*, (Washington, DC: The Standard Homes Company, 1950), 21, Association for Preservation Technology International Building Technology Heritage Library, MBI Collection, archive.org.



6109 Foote Street



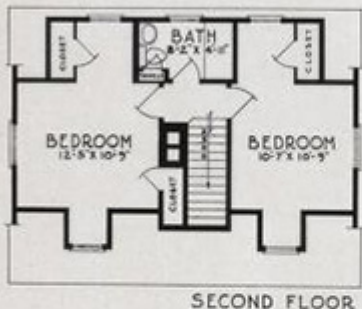
6103 Lee Place

⁸ Any more than two dormers and the house gives up its compactness and ceases to resemble a Cape Cod; three or more dormers on a one-and-one-half-story dwelling are associated rather with what might be called a "Williamsburg-style" house. An example is at 807 59th Avenue, in the Colonial Revival section.

⁹ For example, the 3900 block of Oglethorpe Street.

The TARRYTOWN “ ”

Five Rooms and Bath



SECOND FLOOR

THE Tarrytown has genuine Cape Cod character in every detail. Its simple charm is well shown by the picture. Outside walls are 8-inch bevel siding.

The Living Room: This splendid large room has four windows and a Colonial fireplace. It is reached from the center hall which serves the stairway and provides the necessary coat closet. A door opens from the living room to the rear hall where you find the lavatory and an additional closet.

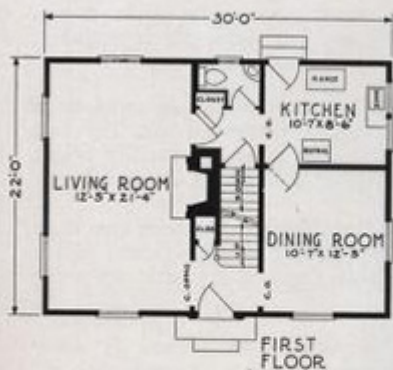
The Dining Room: A good sized corner room with two windows.

The Kitchen: Has two windows, excellent space for cabinets to the left and right of the sink; also along the inside wall. A cased opening leads to the rear hall which places the cellar stairs, lavatory and living room within a few steps of the kitchen. The kitchen has a glazed rear door.

The Bedrooms: Located on the second floor. The left bedroom has two closets and the right bedroom one closet. Each bedroom has three windows which assures fine cross ventilation.

The Bathroom: Has towel closet and recessed space for the tub.

NOTE: If desired, the first floor lavatory can be omitted and this space devoted to a rear entry. This would permit a direct passage from the outside to the cellar stairs; also would provide a larger closet and an extra closet for the living room.



The Tarrytown is 30 feet wide and 22 feet deep. For specifications, see pages 4 and 5.



[PAGE 32]

Gordon-Van Tine Co., Davenport, Iowa,

The "Tarrytown" from Gordon-Van Tine is a typical Cape Cod design of the World War II era. Source: Gordon-Van Tine & Co., *Book of Homes*, (Davenport: Gordon-Van Tine & Co., 1941), 32–33, Digitized by the Association for Preservation Technology, Collection of Floyd Mansberger, Fever River Research, illinoisarchaeology.com; archive.org.

Variations

The **Prather House** at 604 60th Avenue features a pedimented Colonial Revival door surround. The house was built for Theodore W. and Theresa Mae Prather in about 1948.¹⁰ Theodore Prather (1914–2012) worked for the United States Government Printing Office.¹¹ The Prathers owned the house for almost sixty years.¹² The house at 6109 Foote Street adds further design elements such as a brick pedimented vestibule, brick bay window and (later) elaborate decorative brick landscaping walls yet is still recognizably a Cape. With its plain form and frame construction, the house at 6103 Lee Place is the most “authentic” interpretation of a Cape Cod house; however, the ganged windows on either side of the front door acknowledge the modern wish to allow more natural light into the interior—they would never have been present on an original. The houses at 916 and 1002 59th Avenue are very similar and share the unusual feature of an off-center, gabled sunroom at the front; yet the overall form and twin dormers make them easy to identify as Capes. Note the prominent brick fireboxes and chimneys at 604 60th Avenue, 707 61st Avenue, and 723 59th Place. Cape Cod revival houses often freely use Colonial Revival elements, such as these chimneys, which were unknown in the original versions. (Generally, early chimneys in the northeast are found in the interior or center of the house to best radiate heat stored in the bricks. In the tidewater and south, chimneys, especially chimneys for cooking fireplaces, are located on the exterior for the opposite reason.) The small, squat dormers at 604 60th Avenue, 5902 K Street and 723 59th Place are more common to the style; note the elongated, oversize and almost Medieval dormers, however, at 702 59th Avenue and 6109 Foote Street.

Changes and Alterations

As with other styles, new siding and windows are common changes. A twenty-first century trend of painting exterior brick has manifested itself in one or two examples since the photographs for this book were taken.

¹⁰ The Prathers purchased unimproved Lots 14 and 15, Block L, Fairmount Heights from the widowed Sadie Thomas in April 1947 (*Land Records of Prince George's County*, Liber 912, Folio 381.) The Prathers, which the 1947 deed notes as living at 600 60th Avenue, mortgaged the 604 60th Avenue property in 1948 for \$6,000 (1070:235) and 1949 for \$3,500 (1111:354), suggesting the house was built at that time.

¹¹ “Theodore Prather,” *The Washington Post*, March 11, 2012.

¹² The house was sold in 2004. *Land Records of Prince George's County*, Liber 19461, Folio 253.

Table 11. Cape Cod-Style Dwellings in Fairmount Heights



59th Avenue, 702
Built: 1962



61st Avenue, 707
Built: 1919
*An earlier house
remodeled circa
1940.*



59th Avenue, 916
Built: 1940



Foote Street, 6109
Built: 1947



59th Avenue, 1002
Built: 1979



K Street, 5902
Built: 1945



59th Place, 723
Built: 1951

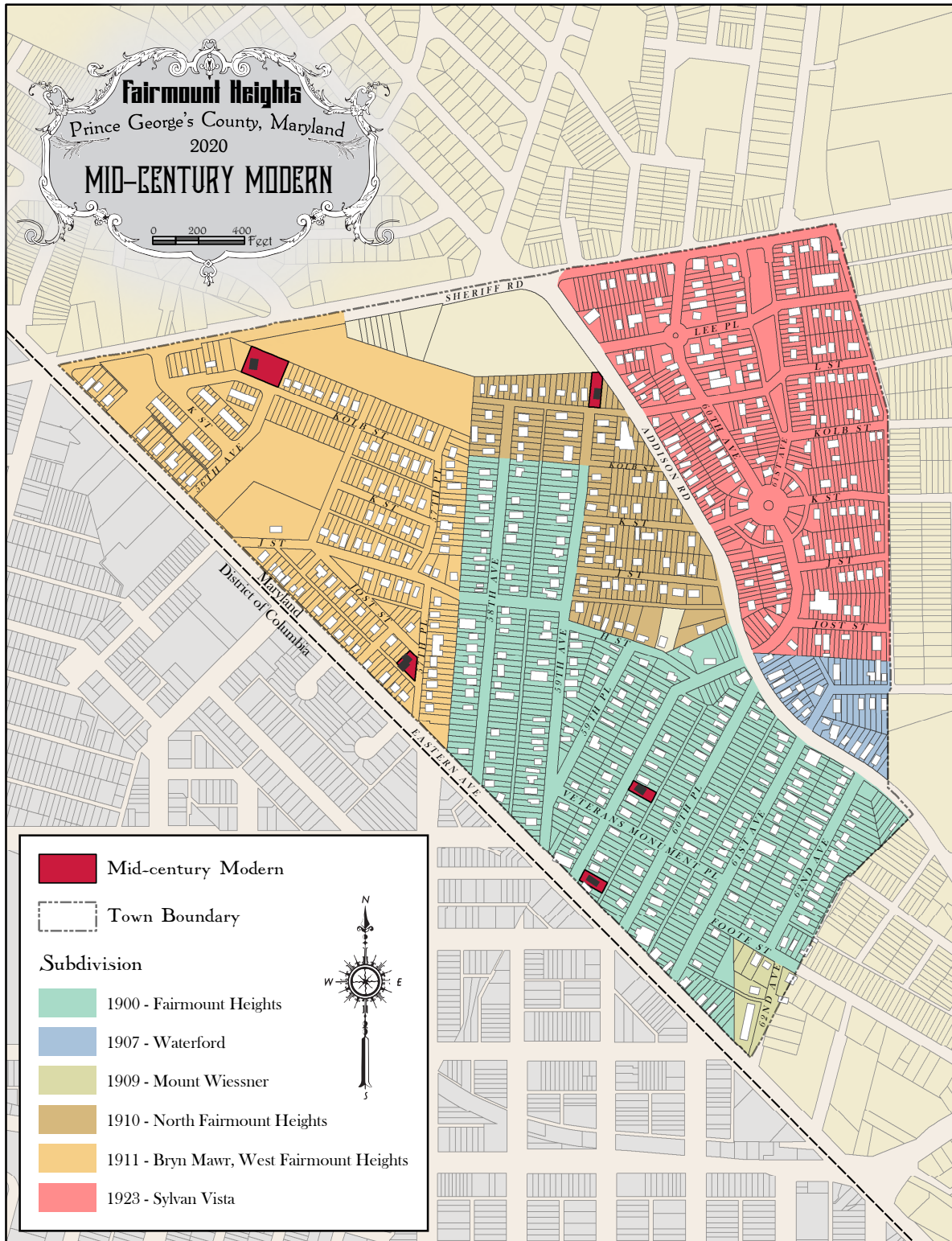


Lee Place, 6103
Built: 1954



60th Avenue, 604
Built: 1948
Prather House

Map 10. Midcentury Modern Style Dwellings in Fairmount Heights



MIDCENTURY MODERN

(5 examples dating from 1950–1972)

Origins of the Style

Modern architecture developed in the late nineteenth century as a reaction to the revivals of historical forms,¹ and sought to be an authentic style for its time. Simply stated, modern architecture is the expression of structure and the elimination of ornament; such ornament as there is seeks to be a pure expression of that structure and/or of function. Of course, later practitioners took great liberties with these principles. In America, Post-World War II (1939–1945) modern architecture was an extrapolation of turn-of-the-century conventions already established, but not widely put into practice, by Le Corbusier and the Bauhaus. (The exceptions are work by Eero Saarinen and Frank Lloyd Wright.) After 1945, when materials once again became available and a demand for new construction exploded, the majority of new commercial buildings were modern. Since Prince George's County grew rapidly during this period, it is rich with many excellent examples of modern architecture. In the 1960s, Prince George's County was the fastest-growing county in the United States.² Many subdivisions and thousands of single-family houses were constructed during this period. When compared to multifamily and commercial buildings of modern aesthetic, single-family residential architecture continued—and continues—to accommodate the taste of most Americans by relying on premodern architectural traditions. Midcentury Modern dwellings are relatively rare.

Despite modern architecture's aspirations of being a durable movement suitable for the modern age, like almost all styles, it became outmoded. Yet as the mid-twentieth century recedes, there is renewed appreciation for Midcentury Modern buildings and their purity of design and the principles they embodied. As with the Western Ranch or much earlier Bungalow style, Midcentury Modern houses use architecture to suggest the inter-penetrability of indoor and outdoor living spaces by using wide eaves, patios and porches, planters and expanses of glass.



¹ William J. R. Curtis, *Modern Architecture Since 1900*, (New York: Phaidon Press, 1987), 8.

² The Washington Center for Metropolitan Studies released a report on April 28, 1975 that stated, "In that decade [the 1960s], Prince George's was the most rapidly growing major suburb of the most rapidly growing major metropolitan area in the nation. Its population increased by over 300,000 or 85 percent." The 300,000 number/85% growth rate is substantiated by census data. See also *Prince George's County: A Pictorial History* (3rd Edition) by Alan Virta, 212.

Characteristics, Prevalence and Distribution

Thomas Creighton, FAIA and his wife Katharine Ford identified five characteristics and concepts of modern house design in 1961: open planning; openness to the outdoors; flexibility in how spaces are used; finishes and materials chosen for their natural characteristics, and the elimination of architectural “ornament.”³ All these concepts can be seen or surmised in the Fairmount Heights examples. Most residential modern architecture of the period incorporates the visual cues of dwellings such as gable roofs, punched window openings (rather than ribbons of windows or floor-to-ceiling glass) and chimneys. All Fairmount Heights examples fall into this category—they are recognizable as dwellings rather than small factories or offices. The difference is in how the elements are used. The gables are low-pitched and have wide, overhanging eaves. Windows are often larger, with few divided lights, and may be trapezoidal. Although they can be major elements in the composition, chimneys are treated as slabs, without articulation or ornament. Only five dwellings have been classified as Midcentury Modern, and their locations do not appear to convey any particular significance.

Variations in Fairmount Heights

Built for the Roberts family in 1967,⁴ the house at 806 57th Place has a split-level floor plan, but its character-defining features are Midcentury Modern. Note the broad, low-pitched roofs with deep overhangs and the expanses of glass next to above the front door. The center second-floor opening with wood paneling below may once have been one large window (the louvered shutters may be a later addition.) Note also the rear perforated concrete block privacy wall, which appears to be original. Inspired by Islamic architecture, perforated masonry screens like this are a common element in Midcentury Modern architecture. The motif is repeated on a short wall at the entrance steps. Note also the wide, monolithic chimney.

The compact and stylish **Hedgespeth-Thompson House** at 603 60th Avenue appears to have been built for William and Roberta Hedgespeth but was sold in 1970 to Dr. and Mrs. Maceo B. Thompson, DDS, who built the medical arts building across the street in 1969.⁵ Note the



Pease Homes offered the “Fairwood” design in their booklet of 1956. It has many attributes of modern-style homes of the period in Fairmount Heights. Source: Pease Woodwork Company, *The Book of Pease Homes for 1956*, (Hamilton: Pease Woodwork Company, Pease Homes Division, 1955), 9, Association for Preservation Technology International, Building Technology Heritage Library, Collection of Jim Draeger, archive.org.

³ Thomas H. Creighton and Katharine M. Ford, *Contemporary Houses Evaluated by Their Owners*, (New York: Reinhold Publishing Corporation, 1961), 7–8.

⁴ *Land Records of Prince George's County*, Liber 3365, Folio 502.

⁵ *Land Records of Prince George's County*, Liber 3247, Folio 524 and 3592:674.

monolithic chimney, placed near the front for maximum visual impact, and the way the gabled roof surges forward at the apex to suggest movement and modernity. The perforated masonry screen at the front door provides privacy and a sense of enclosure. The narrow terrace features a Regency-style swagged railing against which the basic modernist forms are an effective foil. By eschewing or concealing suburban dwelling signifiers such as garage or front door and placing its central living and relaxation space as the focus of its street façade, it projects a sense of luxury and leisure far greater than its diminutive size would suggest. Although echoing the welcoming porches of other neighborhood houses, its orientation and uncovered podium suggests the temperate weather and outdoor-focused lifestyle of Southern California.

The house at 705 60th Avenue uses elements of traditional architecture in modern ways: note how the chimney, although small, pierces the eave of the shallow-pitched roof, how the square columns (really colonettes) are arranged asymmetrically to balance the large expanse of blank wall near the front window. The built-in brick planter grounds the porch.

The house at 5900 L Street appears to have been a single-story 1950s Modern Movement dwelling that was moved to the site 1980–1984 and had a first story built underneath.⁶ The low-pitched gable roof, exposed rafter tails and trapezoidal transom windows are common Modern Movement signifiers ubiquitous in house design plan books of the period.⁷

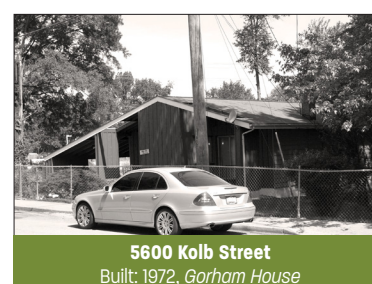
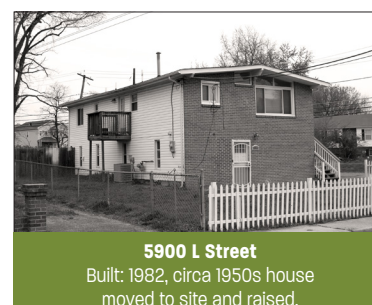
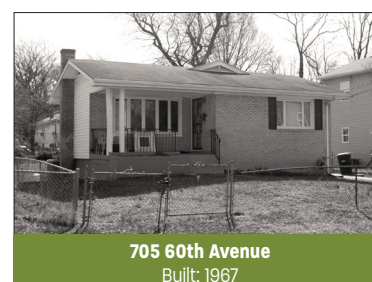
The 1972 **Gorham House**⁸ at 5600 Kolb Street effectively establishes the theme of dwelling with its broad, thin, asymmetrical chalet-style roof, while underneath solids and voids are articulated in interesting ways. Possibly it was inspired by or built from a plan book of the period. With a hidden front door, the ceremony of entrance is made intriguing. The presence of interior space is only expressed at the front plane by a blank volume under the apex of the roof; doors and windows are located at the sides or in the deep pockets lighted by cutouts in the roof plane, the long slope of which extends like a wing to create shelter for a patio or carport. The roof is supported at the end by chunky forms that balance the mass of the main portion of the house. The board-and-batten, stained wood siding implies both nature and informality and adds rusticity (an important component of the late Midcentury Modern style) to the otherwise austere forms.

6 Aerial photography prior to 1980 shows the lots were unimproved; the State Department of Assessments and Taxation provides a construction date of 1950.

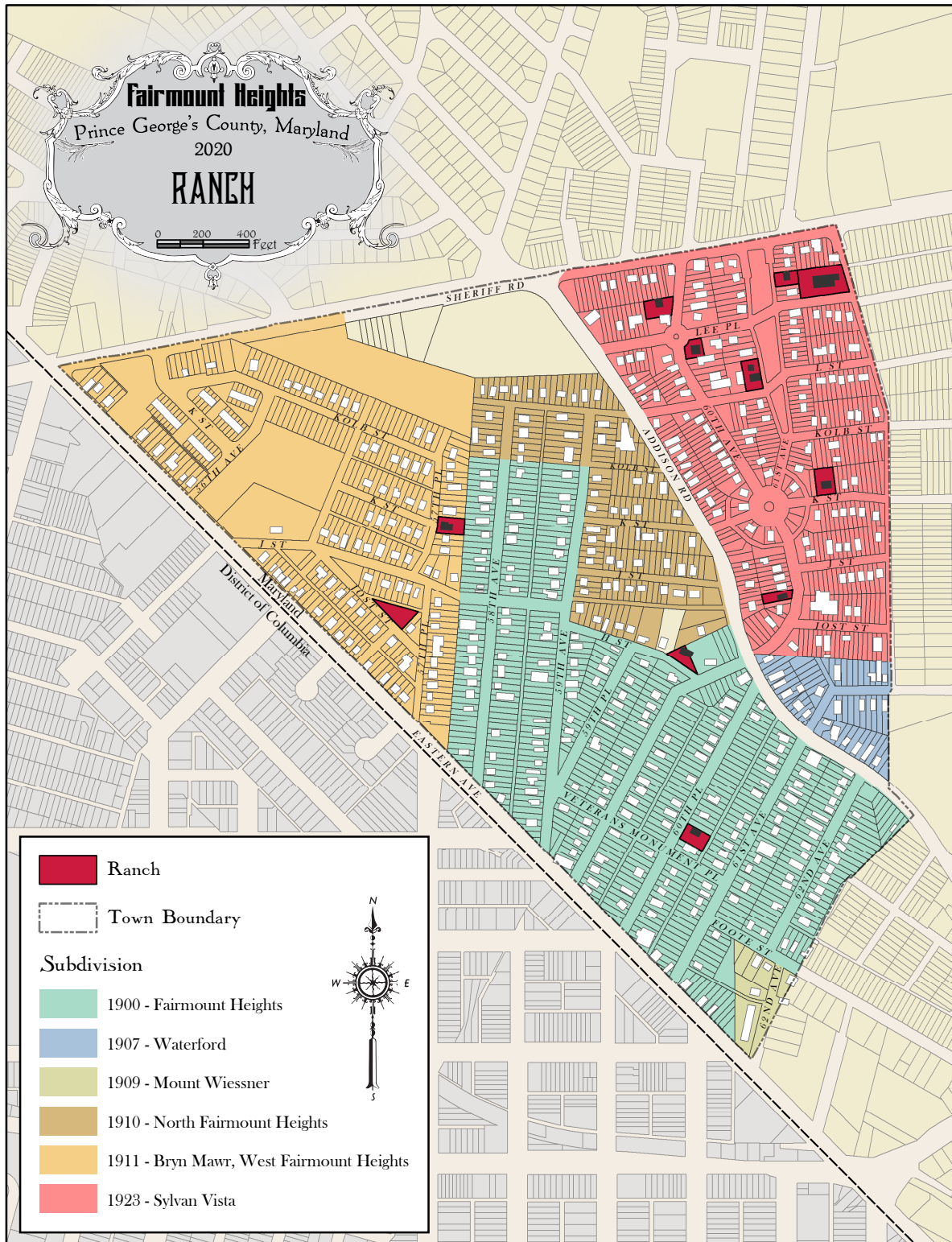
7 This portion of the house is very similar to the 1956 Catalano House (PG: 69-24-28) at 6125 Landover Road in nearby Cheverly.

8 Leroy Gorham (d. 2000) was one of the founders of the Chapel Oaks Volunteer Fire Department, an all-African American fire department founded in 1946. See Avis Thomas-Lester, "Separate Battles," *The Washington Post*, October 17, 2000, <https://www.washingtonpost.com/archive/local/2000/10/17/separate-battles/13a4855e-9d21-4606-a8ff-f109bde269ce/>.

Table 12. Midcentury Modern-Style Dwellings in Fairmount Heights



Map 11. Ranch-Style Dwellings in Fairmount Heights



RANCH

(11 examples dating from 1955–2019)

Origins of the Style

Originating in California, the Western Ranch house in all its variations remains a potent symbol of the post-World War II (1939–1945) America. An early and enduring promoter of ranch-style houses was the builder Cliff May (1908–1989) a sixth-generation Californian of Irish and Hispanic heritage who was inspired by the region's ranchos, haciendas, and adobe dwellings.¹ Starting the late-1940s his and others' designs were published in magazines such as *Good Housekeeping*, *House Beautiful* and particularly *Sunset*, and caught the imagination of a public captivated by the way the houses embodied informal living and entertaining. Architectural historian Jocelyn Gibbs notes, "The development of the [twentieth century] ranch house is one chapter in the search for a regional architecture that suited the climate, topography, history, real and imagined, and future of a rapidly developing Southern California."² It suited other Americans as well, for Ranches have proliferated coast-to-coast and border-to-border.

Characteristics, Prevalence and Distribution

The main characteristic of the Ranch is that it is has single story. An expanse of property (by extension, the American West) is implied in the luxury of being able to spread outward. Ranches can be L-, H-, T-, O-, or C-shaped in plan; these offer corners to shelter a courtyard or patio. If the Ranch is in straight in plan the patio can be constructed directly against it. The important aspect is that the patio offers a place to enjoy leisure time outdoors. Almost immediately after they became popular, different styles were applied to the Ranch concept, begetting versions such as Colonial Ranches, French Ranches or Modern-style Ranches. In Fairmount Heights, Ranches are concentrated in Sylvan Vista, but there are probably fewer of them then there might be in a subdivision planned in or after the 1950s, when larger lots would be offered to suit postwar dwelling forms and styles.

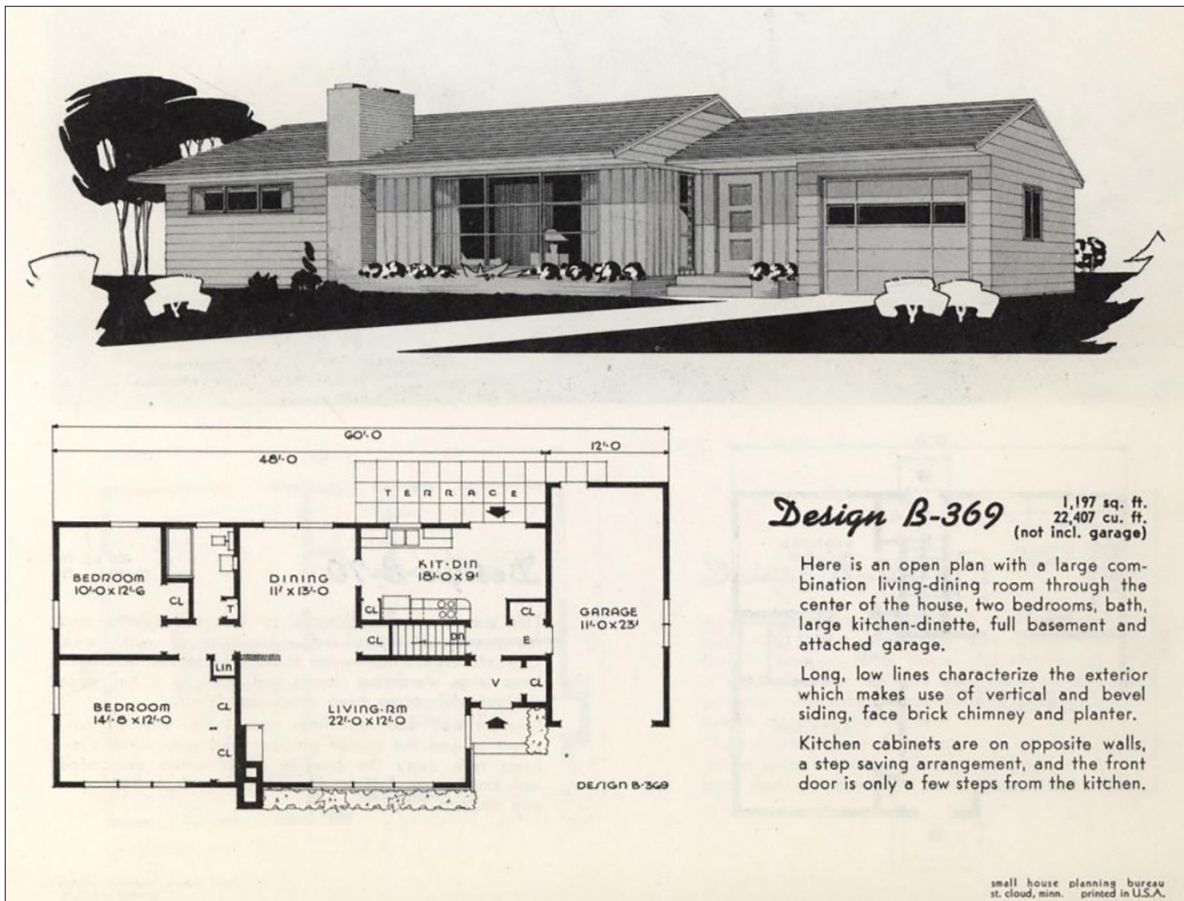


¹ Jocelyn Gibbs and Robert Nicholas Olsberg, "Reconstituting the Ranch House," in *Carefree California: Cliff May and the Romance of the Ranch House*, (Santa Barbara: Art, Design & Architecture Museum, University of California, 2012), 62.

² Jocelyn Gibbs, "Looking for California in the Archive," in *Carefree California: Cliff May and the Romance of the Ranch House*, (Santa Barbara: Art, Design & Architecture Museum, University of California, 2012), 23.

Variations

Most ranches are oriented with their long side toward the street to display their sprawling qualities. The two exceptions in town are the houses at 705 60th Place and 906 60th Avenue. The latter has a tall, slab-like chimney of rusticated brick in the best traditions of the American Ranch: it visually grounds the low house in a satisfying way. The Colonial Ranch style is represented by the **Evans House** (built for Sidney and Callie Evans in 1955)³ at 5920 H Street with its eave-less gables and neat brick and clapboard siding. The compact ranch at 6001 Lee Place gets its style from the offset bedroom wing, low-gabled roofs with overhangs and massive masonry chimney built into the wall. Also note the built-in masonry planters at the entrance and below the great room window. Sprawling over nine lots, the house at 6104 Lee Place is unique within Fairmount Heights for its expansive one-story size.



This mid-twentieth-century design shows a popular design element of a slab-like masonry chimney merging into a planter, as with the ranch at 6001 Lee Place. Note the private, rear terrace. Source: Small House Planning Bureau, *2 Bedroom Houses*, (St. Cloud: Small House Planning Bureau, circa 1957), n.p., Association for Preservation Technology International Building Technology Heritage Library, from the collection of Floyd Mansberger, archive.org.

3 Land Records of Prince George's County, Liber 1743, Folio 327.

Table 13. Ranch-Style Dwellings in Fairmount Heights



57th Place, 907
Built: 1988



H Street, 5920
Built: 1956
Evans House



60th Avenue, 1118
Built: 1961



K Street, 6102
Built: 1963



60th Avenue, 906
Built: 1961



L Street, 6002
Built: 1973



60th Place, 705
Built: 1955



Lee Place, 6001
Built: 1982

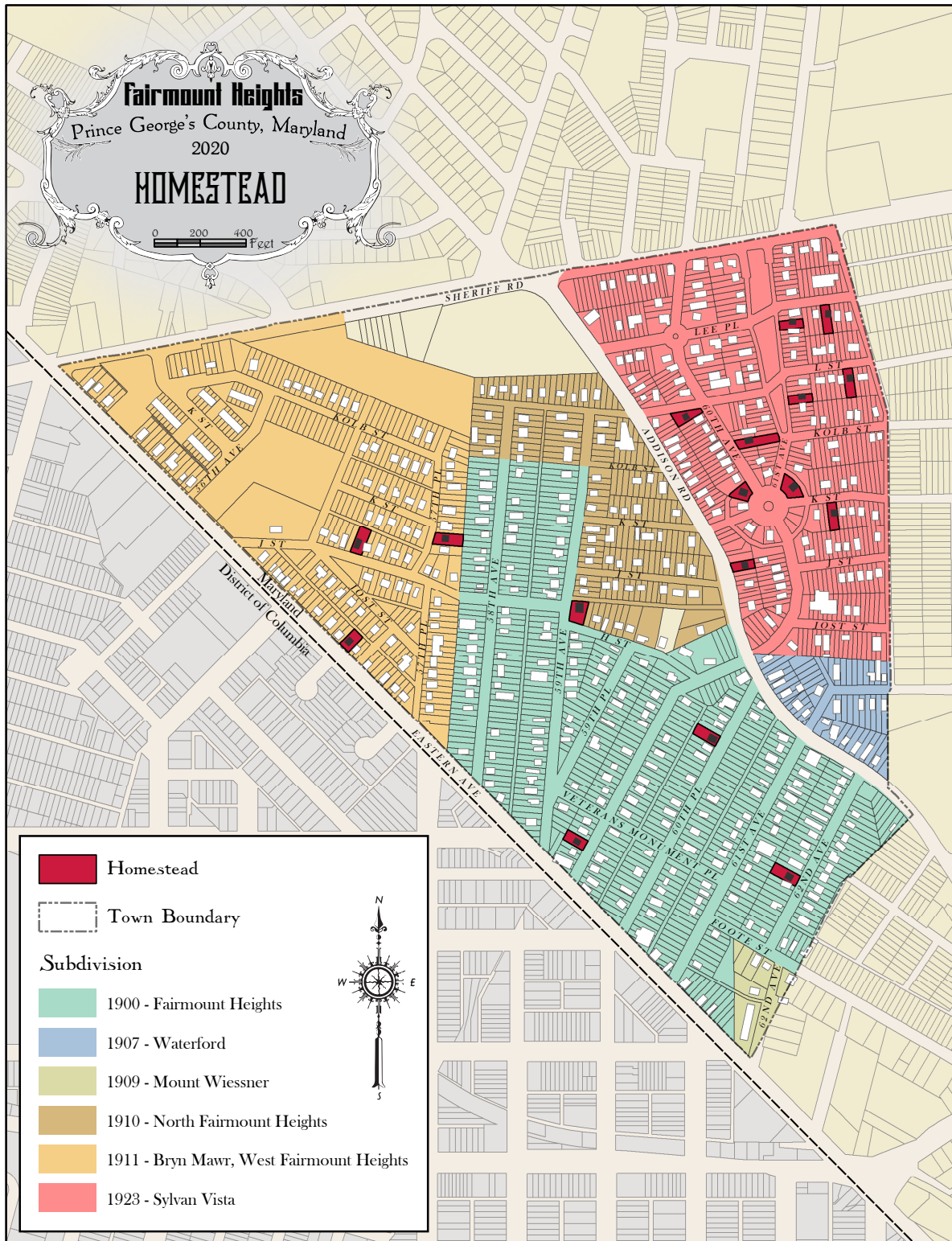


61st Avenue, 1111
Built: 1966



Lee Place, 6104
Built: 1982

Map 12. Homestead-Style Dwellings in Fairmount Heights



HOMESTEAD

(17 examples dating from 1915 and 1989–2003)

Origins of the Style

The Homestead Style can be thought of as the archetypal farmhouse.¹ It is easy to imagine the type as part of a family farm ensemble, with a barn, outbuildings, and a windmill all in a bucolic rural setting back from the main road: a homestead. Although the type originated in the Mid-Atlantic, architectural historians know it as an “I-house”—named by geographer Fred Kniffen in 1965² to identify these houses commonly found in (although not limited to) in Indiana, Illinois, and Iowa. It is a true vernacular form built in many rural regions of America in the nineteenth and early twentieth centuries. Historian Alan Gowans writes of Homestead forms that they “...are the products of generations and centuries of family living, gradually adjusting to proportions that have come to ‘look right.’”³

Characteristics, Prevalence and Distribution

Homestead-style houses are frame, side-gabled, and one or two rooms deep. They have a porch across the front, and commonly a full-width addition or ell at the back. Fairmount Heights has one original example from 1915, and 16 revival versions from the 1990s. The construction dates show how a style all but abandoned after 1915 for its old-fashioned qualities was revived 74 years later—for the same reason. As architectural Historian Witold Rybczynski writes, “Period styles come and go, and sometimes come again. They enjoy a time of favor—fifty years or so is typical—then become ‘old fashioned,’ and eventually slip back into obscurity, or into history books... Occasionally they reemerge for ... acclaim.”⁴ There are likely few other neighborhoods so stable, and with such slow and steady growth that could show such circular taste evolution. While no two houses are exactly alike, the revival houses are likely built from or inspired by the same widely available plans. Their compact shape—with a welcoming porch and myriad windows that engage the street—make them a good choice for infill construction. The revivals are scattered throughout the neighborhood, some likely replacing earlier houses.



720 60th Place

An unusual style choice for an early twentieth-century suburb, the 1915 **Clarence and Ellen Jones House**, a true I-house at 720 60th Place, is located in the 1900 Fairmount Heights subdivision. Jones, a messenger in the War Department,⁵ purchased the property from developer Allen Clark in July 1916, apparently when it was already improved with the

¹ Alan Gowans, *The Comfortable House*, (Cambridge: The MIT Press, 1986), 140.

² Gowans, 140.

³ Gowans, 142.

⁴ Witold Rybczynski, *Home: The Short History of an Idea* (New York: Viking, 1986), 101.

⁵ 1920 United States Census, Seat Pleasant Election District 18, Prince George's County, Maryland, Enumeration District 99, Sheet 9A, Fairmount Heights, Number of Dwelling House in Order of Visitation: 181, familysearch.org.



Aladdin Homes offered the "Thorndale" as a kit house as late as 1915. The Thorndale's I-house vernacular antecedents would have been familiar to thousands of Americans and was probably offered to appeal to that segment of the population that preferred an old-fashioned house. It is shown here with embellishments of fretwork balustrade and Tuscan columns to give it a fresh treatment. The Clarence and Ellen Jones House undoubtedly looked much like this when new. Source: The North American Construction Company, *Aladdin Houses: Catalog No. 26, 1915*, (Bay City: The North American Construction Company, 1914), 29, Building Technology Heritage Library, MJB Collection, archive.org.

current dwelling, for the associated mortgage requires its insurance.⁶ The Jones' may have been living there when they purchased it;⁷ and they are recorded as occupants until at least 1941.⁸ Although stylistically earlier, given its alignment with the street and 15-foot setback, the house seems not to predate the subdivision.⁹

Variations

Original I-house examples, such as the Jones House, have a central front door leading to a hall and staircase with a parlor on either side; revival versions move the front door to the left or right to create an asymmetrical plan with a large living room to one side. Judging from the narrow proportion of the upper-story windows, the 1915 house likely would have had two-over-two window sashes: that is, two long windowpanes over two long windowpanes,¹⁰ but the revival examples have the smaller pane dividers common in Colonial America and to Colonial Revival architecture. Of the revival examples, 803 59th Avenue adds a front-gabled wing to the left: effectively two I-houses joined at right angles. The house at 1000 60th Avenue adds a front gable to the roofline for visual interest. Others feature small octagonal windows to the side of the front door.

Changes and Alterations

The once-open front porch on the 1915 example has been enclosed, and the siding and windows have been replaced. Chimneys on the main block (for coal heating stoves or fireplaces) have been removed.

6 Originally 720 Addison Avenue, Lots 43 and 44, Block G, *Land Records of Prince George's County*, Liber 115, Folio 347. Clarence W. and Ellen S. Jones simultaneously granted a mortgage to Robinson White for \$1,380, the deed stipulating the improvements must be kept insured for \$1,500 (119:35).

7 *Land Records of Prince George's County*, Liber 155, Folio 347 records "Clarence Jones of Fairmount Heights."

8 1930 United States Census, Seat Pleasant Election District 18, Prince George's County, Maryland, Fairmount Heights town [sic], Enumeration District 17-48, Sheet 7-B, Addison Avenue, Number of Dwelling House in Order of Visitation: 99; 1940 United States Census, Fairmount Heights, Enumeration District 17-68, Sheet 4-A, 720 Addison Avenue, familysearch.org.

9 A very similar I-house, of similar construction date, is located at 1000 Cedar Heights Drive, outside the town boundary.

10 As glassmaking technology improved in the second half of the nineteenth century, larger sheets of glass became more affordable, and the two-over-two sash became more common than six-over-six sash.

Table 14. Homestead-Style Dwellings in Fairmount Heights



57th Place, 905
Built: 1990



62nd Avenue, 608
Built: 1991



59th Avenue, 803
Built: 2003



Addison Road, 5466
Built: 1992



60th Avenue, 606
Built: 1993



Eastern Avenue, 813
Built: 1995



60th Avenue, 1000
Built: 1996



J Street, 5706
Built: 1990



60th Avenue, 1007
Built: 1992



K Street, 6103
Built: 1990



60th Place, 720
Built: 1915
Clarence and Ellen Jones House



L Street, 5907
Built: 1993



61st Avenue, 919
Built: 2002



L Street, 6109
Built: 1991



61st Avenue, 1013
Built: 1989



Lee Place, 6105
Built: 1990



61st Avenue, 1105
Built: 1993

Fairmount Heights
Prince George's County, Maryland
2020
SPLIT LEVEL

0 200 400 Feet

SHERIFF RD
ADDISON RD
GRAND AVE
FOOTE ST
VETERANS MONUMENTAL PARK
38TH AVE
39TH AVE
40TH AVE
41ST AVE
42ND AVE
43RD AVE
44TH AVE
45TH AVE
46TH AVE
47TH AVE
48TH AVE
49TH AVE
50TH AVE
51ST AVE
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87TH AVE
88TH AVE
89TH AVE
90TH AVE
91ST AVE
92ND AVE
93RD AVE
94TH AVE
95TH AVE
96TH AVE
97TH AVE
98TH AVE
99TH AVE
100TH AVE

District of Columbia

Legend

- Split Level
- Town Boundary
- Subdivision
 - 1900 - Fairmount Heights
 - 1907 - Waterford
 - 1909 - Mount Wiessner
 - 1910 - North Fairmount Heights
 - 1911 - Bryn Mawr, West Fairmount Heights
 - 1923 - Sylvan Vista

SPLIT-LEVEL

(139 examples dating from 1967–2015)

Origins of the Style

Some architectural historians credit Frank Lloyd Wright's Prairie School style for inspiring Split-Level designs; some consider it a variant of the Western Ranch.¹ For the most part, the Split-Level is a post-World War II (1939–1945) style. There are prewar examples of houses having floors that are not separated by full stories, but they were usually built to follow unique site topography, and do not promote their internal arrangement by placing the entrance at an intermediate or mezzanine level. Sears, Roebuck offered prewar Colonial Revival-style split-level designs (the "Franklin" and the "Homestead") that could be built on a flat lot or with minimal excavation. After the war Split-Level-style houses would increasingly have modernistic or contemporary design elements. As with all styles at the beginning of their popularity, they were seen as fresh and new.

Characteristics, Prevalence, and Distribution

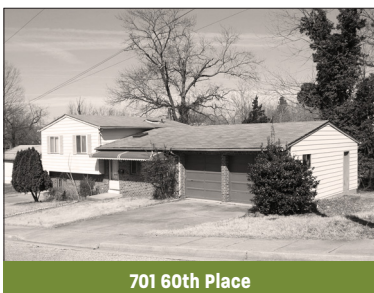
The advantages of Split-Level houses are that they offer an efficient use of vertical space; require minimal excavation; add abundant windows to semi-subterranean rooms' already valuable aspects of quiet and moderate temperature; break up long flights of stairs; offer a sense of, if not actually more, interior privacy, and are spatially interesting to occupy. Often the foyer and stairs will be open or partially open to a combined living and dining and kitchen area. As journalist Mary Breckenridge has observed, Split-Level houses "help[ed] popularize the open layout that continues to dominate American home design."²

Split-Levels are the most common type of dwelling in Fairmount Heights, representing the majority of houses built in the town after 1973. They are less prevalent in the oldest subdivisions of Fairmount Heights and Waterford, and there are none at all above 56th Avenue in the northwest corner or Mount Weissner. In some instances, for example along 61st Avenue, they have replaced earlier dwellings.

Variations

Variations of the Split-Level style are sometimes referred to as Raised Ranch, or Bi-Level, Split-Entry, Split-Foyer, or Tri-Level, but none of these are any more correct than the term Split-Level for the purposes of this publication. The numerous examples are, however, an opportunity to discuss design variants.

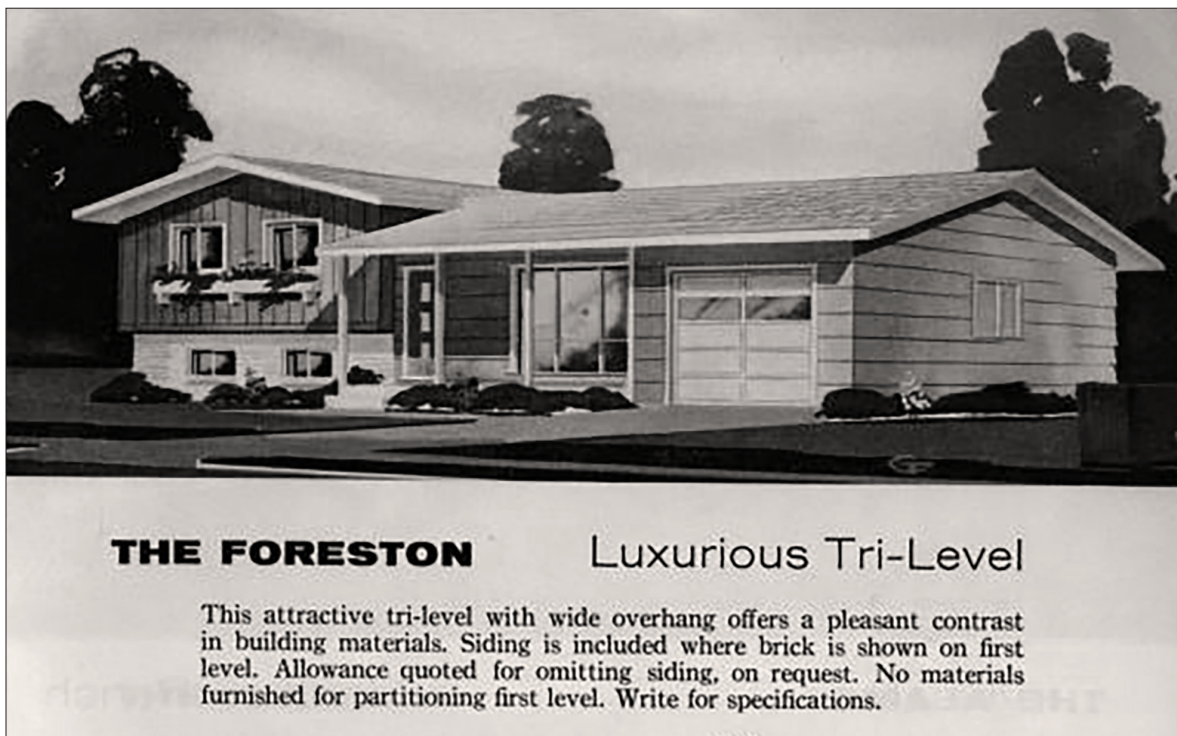
A good example of a Split-Level that takes advantage of



701 60th Place

¹ See the American Foursquare and Ranch sections in this publication for more information on these styles.

² Mary Breckenridge, "Split-Level Houses Gain Stature," *The Washington Post*, February 15, 2003, <http://www.washingtonpost.com>.



Although shown on a site with little or no slope, this design is similar to that of the Wilcher-Washington House. Source: The Aladdin Company, *Aladdin Read-Cut Homes*, (Bay City: The Aladdin Company, 1961), 55, Association for Preservation Technology Heritage International, Building Technology Heritage Library, Alan O'Bright Collection, archive.org.

topography is the **Wilcher-Washington House** at 701 60th Place. This house that is oriented to Veterans Monument Place replaced an earlier house that faced 60th Place.³ It was constructed as speculative property by attorney Arthur L. Wilcher, of Washington, D.C.⁴ and was sold to first owners Samuel Lewis Washington, Jr. and his wife Lucille in the fall 1973. Wilcher and his builder took advantage of the sloping site by using this newer type of dwelling style: note that, toward the 60th Place elevation, what is a partial lower level at Veterans' Monument Place is a full story. It also allows the sprawling quality of the design—valued also in the Ranch style—to be seen to its best advantage. The house came with many bells and whistles of the period, including a garbage disposal, intercom system, and wall-to-wall carpeting.⁵ As one of the first Split-Levels in the neighborhood it signaled a new building era in Fairmount Heights.

Many of the houses that could be classified as Raised Ranches were likely built using efficient modular construction techniques, and often employ a cantilevered main story that resembles a Garrison Colonial (see the Colonial Revival section for more information). The cantilever is usually divided by the foyer section, which is often faced in brick with the lower story. Examples include 713 61st Avenue and 714 62nd Avenue. Gables are sometimes added for architectural interest

³ The earlier house, with porch, is shown on "Figure 30, Map of Fairmount Heights, 1940," in Susan G. Pearl's and Samuel J. Parker, Jr.'s, *Fairmount Heights, Maryland, A History from its Beginnings* (1900) to its Incorporation (1935), (Upper Marlboro: The Maryland-National Capital Park and Planning Commission, 1991), 42.

⁴ After a series of deeds, deeds of trusts, and equity cases in the 1950s and 1960s, the "unimproved land" (Lots 30 and 31, Block H, Fairmount Heights) was sold to A.L.W., Inc., in March 1973 (*Land Records of Prince George's County*, Liber 4196, Folio 65).

⁵ Arthur Wilcher, d.b.a. A.L.W., Inc., sold the property to the Washington's in October of that year (*Land Records of Prince George's County* Liber 4295, Folio 194). The Deed of Trust for the same property (4295:196) specified "Included in the encumbered property are the range, refrigerator, garbage disposal, intercomm [sic] systems[sic], wall to wall carpeting in living room, dining room, bedrooms and halls contained in said premises."

as is the case with 712 62nd Avenue and 902 57th Place. Sometimes the separation is implied simply but effectively with different materials, as with the dwelling at 922 57th Place. All these houses employ Colonial Revival motifs: gables, windows with shutters, clapboard siding, and octagonal accent windows. However, with the house at 1013 59th Avenue, the Garrison is treated as an abstract, off-center form, with the windows splayed to the corners—a favorite arrangement of modern architecture.⁶ The houses at 5917 and 5919 J Street are also executed in a modernist vein, with the large, cantilevered chimney stacks becoming prominent design features. Here the variations in levels become even more interesting with double-height great rooms.



713 61st Avenue



922 57th Place



712 62nd Avenue



902 57th Place



1013 59th Avenue



714 62nd Avenue



5917 J Street



5919 J Street

⁶ Favorite because windows at or near the corner manifest the construction made possible by modern framing techniques where corner braces are not necessary for lateral strength. Some early balloon frame traditionally style houses employ it as well.

Table 15. Split-Level-Style Dwellings in Fairmount Heights

	57th Place, 811 Built: 1991 Notes:		58th Avenue, 1027 Built: 1990		60th Avenue, 610 Built: 1995
	57th Place, 815 Built: 1967 Notes:		58th Avenue, 1029 Built: 1990		60th Place, 701 Built: 1973 Wilcher-Washington House
	57th Place, 902 Built: 2002		58th Avenue, 1034 Built: 2000		60th Avenue, 713 Built: 1997
	57th Place, 903 Built: 1991		59th Place, 706 Built: 1989		60th Avenue, 722 Built: 1991
	57th Place, 910 Built: 1990		59th Avenue, 707 Built: 1989		60th Avenue, 904 Built: 1988
	57th Place, 917 Built: 1995		59th Place, 709 Built: 1977		60th Avenue, 909 Built: 1993
	57th Place, 919 Built: 1995		59th Place, 712 Built: 1989		60th Avenue, 911 Built: 1997
	57th Place, 921 Built: 1990		59th Place, 721 Built: 2001		60th Avenue, 1002 Built: 1996
	57th Place, 922 Built: 1993		59th Avenue, 726 Built: 1997		60th Avenue, 1012 Built: 1988
	58th Avenue, 705 Built: 1974		59th Avenue, 805 Built: 1990		60th Avenue, 1014 Built: 1989
	58th Avenue, 800 Built: 1999		59th Avenue, 1006 Built: 1981		60th Avenue, 1018 Built: 1993
	58th Avenue, 1025 Built: 1990		59th Avenue, 1013 Built: 1970		61st Avenue, 614 Built: 1995



61st Avenue, 616
Built: 1989



61st Avenue, 803
Built: 1984



Addison Road,
5420
Built: 1996



61st Avenue, 617
Built: 2001



61st Avenue, 925
Built: 1992



Addison Road,
5438
Built: 1991



61st Avenue, 620
Built: 1983



61st Avenue,
1011
Built: 1988



Addison Road,
5448
Built: 1990



61st Avenue, 702
Built: 1992



61st Avenue,
1110
Built: 2002



Addison Road,
5450
Built: 1993



61st Avenue, 704
Built: 1992



61st Avenue,
1115
Built: 1989



Addison Road,
5471
Built: 1997



61st Avenue, 706
Built: 1990



62nd Avenue, 609
Built: 1993



Addison Road,
5473
Built: 1997



61st Avenue, 708
Built: 1990



62nd Avenue, 701
Built: 2000



Addison Road,
5478
Built: 1990



61st Avenue, 709
Built: 1993



62nd Avenue, 703
Built: 2005



Balsamtree Drive,
904
Built: 1989



61st Avenue, 713
Built: 1995



62nd Avenue, 707
Built: 1993



Balsamtree Drive,
906
Built: 2015



61st Avenue, 717
Built: 2001



62nd Avenue, 712
Built: 1995



Balsamtree Drive,
1010
Built: 1988



61st Avenue, 719
Built: 1988



62nd Avenue, 714
Built: 1995



Eastern Avenue,
801
Built: 1998



61st Avenue, 726
Built: 1988



62nd Avenue, 716
Built: 1995



Eastern Avenue,
803
Built: 2005



Eastern Avenue,
823
Built: 1990



H Street, 5902
Built: 1993



H Street, 5910
Built: 1989



H Street, 5911
Built: 1990



J Street, 5700
Built: 2003



J Street, 5702
Built: 2003



J Street, 5714
Built: 2010



J Street, 5718
Built: 1989



J Street, 5720
Built: 1991



J Street, 5726
Built: 1999



J Street, 5900
Built: 1992



J Street, 5903
Built: 1991



J Street, 5907
Built: 1991



J Street, 5908
Built: 1997



J Street, 5917
Built: 2012



J Street, 5919
Built: 1995



J Street, 5921
Built: 1995



J Street, 6103
Built: 1995



J Street, 6105
Built: 1993



J Street, 6107
Built: 1993



J Street, 6111
Built: 2004



Jost Street, 5705
Built: 1991



Jost Street, 5717
Built: 2001



Jost Street, 6102
Built: 1993



Jost Street, 6103
Built: 1993



Jost Street, 6104
Built: 1993



Jost Street, 6105
Built: 1988



K Street, 5710
Built: 1988



K Street, 5711
Built: 1995



K Street, 5714
Built: 1990



K Street, 5715
Built: 2002



K Street, 5909
Built: 1997



K Street, 5914
Built: 1997



K Street, 6105
Built: 1990



K Street, 6107
Built: 1990



K Street, 6109
Built: 1990



Kolb Street, 5604
Built: 1992



L Street, 5704
Built: 1990



Lee Place, 6107
Built: 1991



Kolb Street, 5606
Built: 1993



L Street, 5800
Built: 1989



Sheriff Road, 5421
Built: 1990



Kolb Street, 5608
Built: 1993



L Street, 5810
Built: 1995



Sheriff Road, 5425
Built: 1996



Kolb Street, 5612
Built: 1992



L Street, 6101
Built: 1988



Sheriff Road, 5427
Built: 1996



Kolb Street, 5614
Built: 1992



L Street, 6103
Built: 1988



Sheriff Road, 5505
Built: 1987



Kolb Street, 5616
Built: 1992



L Street, 6104
Built: 1988



Sheriff Road, 5531
Built: 1989



Kolb Street, 5719
Built: 2003



L Street, 6105
Built: 2004



Sheriff Road, 5533
Built: 1990



Kolb Street, 5725
Built: 1995



L Street, 6107
Built: 1992



Kolb Street, 5726
Built: 1993



L Street, 6114
Built: 1978



Kolb Street, 5727
Built: 1992



Lee Place, 5901
Built: 1996



Kolb Street, 5905
Built: 1988



Lee Place, 5903
Built: 1996



Kolb Street, 6107
Built: 1996



Lee Place, 6007
Built: 2013

NEO ECLECTIC

(5 examples dating from 1930–2008)

Table 16. Neo Eclectic-Style Dwellings in Fairmount Heights



909 57th Place
Built: 1991



1008 60th Avenue
Built: 2008



609 60th Place
Built: 1992



5508 Addison Road
Built: 1930, *Harry and Mary Alice Baton House*



5710 J Street
Built: 1945

Origins

Literally meaning “new + diverse,” Neo Eclectic houses are those from (or remodeled in) the late-twentieth century (*new*) that take their style from a range of sources (*eclectic*). The forms displayed are also new interpretations of past elements, sometimes enlarged, enhanced, or simplified to accentuate their characteristics. The origins of the style can be traced to the Postmodern architecture movement (most prominent in the 1980s and 1990s), in which building ornament was reintroduced playfully and referentially.

Characteristics

Neo Eclectic-style house feature very prominent design elements, for example, arches and columns, and almost always have round or arched windows, the latter being a form absent from almost all Modern Movement architecture; its reintroduction therefore has great visual power.

Prevalence and Distribution

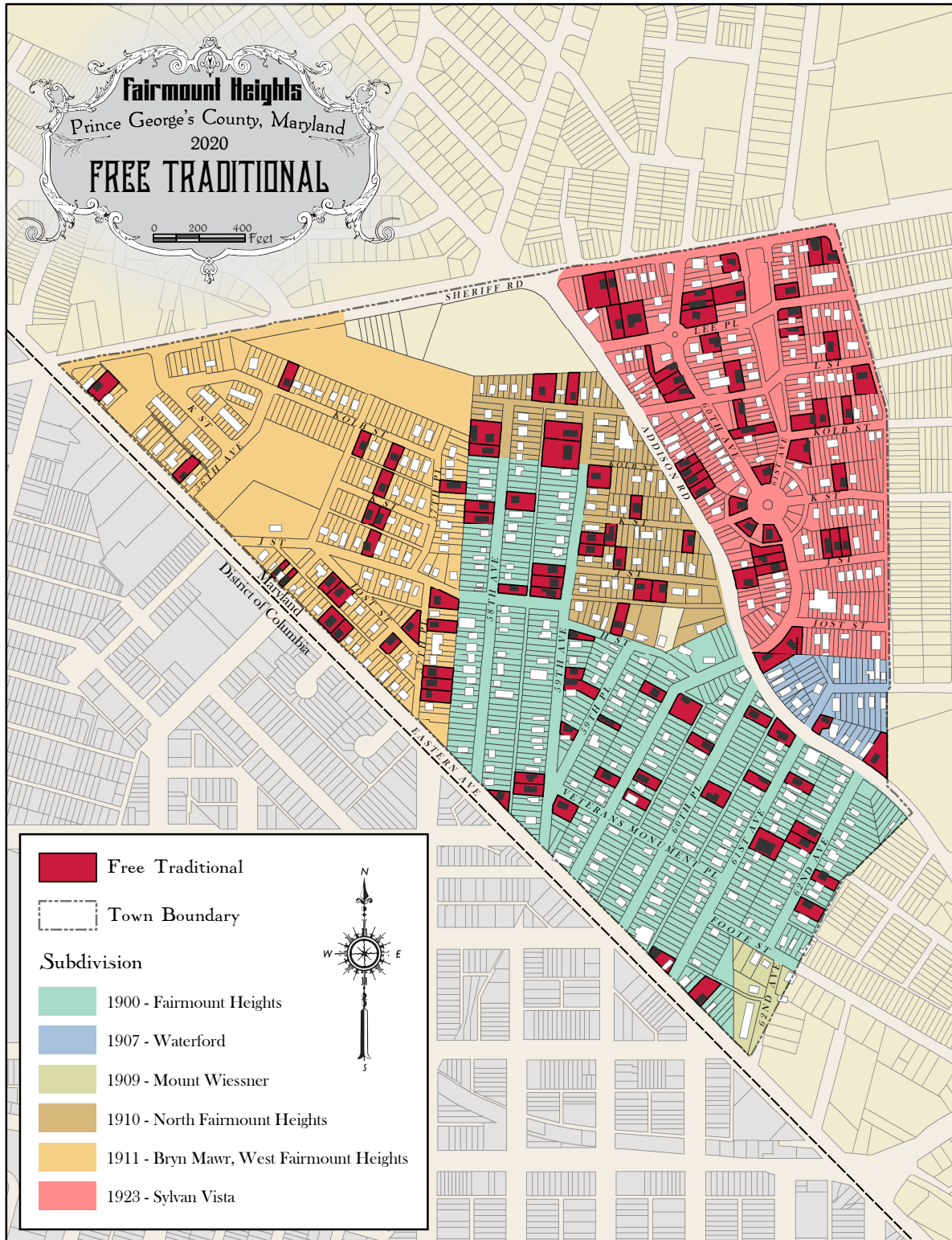
Just five dwellings are classified as Neo Eclectic, and there is no particular concentration of them in the town.

Variations

The house at 909 57th Place features an exuberant chalet-form roof, support on its long side by a solitary brick column. Octagonal openings for a louvered vent and window populate the expanses of brick wall. The house 609 60th Place features double-height gabled pavilion, the corners accented subtly with brick quoins, containing within an enormous segmental-arched window over a segmental-arched loggia. Brick quoins appear also at 1008 60th Avenue, along with keystones and a Palladian window. The house at 5710 J Street was remodeled to add a stone-faced entrance tower with a large segmental-arch window supported on classical Tuscan columns. The **Harry and Mary Alice Baton House** at 5508 Addison Road features steeply pitched roofs and dormers, and several windows with round-arched transoms, together giving it a playful, storybook character. Originally the dwelling may have been a Robinson White Bungalow subtype (see the Bungalow section); it appears to have been modified by the Batons, the first owner-occupants, in the mid-twentieth century,¹ and likely has been remodeled since then.

¹ Lots 18, 19, and 20, Waterford. Since this property was not sold by Robinson White's heirs until 1945 (to Harry B. Baton; *Land Records of Prince George's County*, Liber 927, Folio 11) it is possible this dwelling was originally a bungalow of the Robinson White subtype (as is its neighbor 5510) and was remodeled, possibly by Baton and his wife Mary Alice, sometime before 1965, when aerial photography shows its current roof and dormers. The Batons may have financed the renovation via a mortgage to Seat Pleasant Bank in 1950 (1095:98). The house was not sold out of the Baton family until 1976 (4647:686).

Map 15. Free Traditional-Style Dwellings in Fairmount Heights



FREE TRADITIONAL

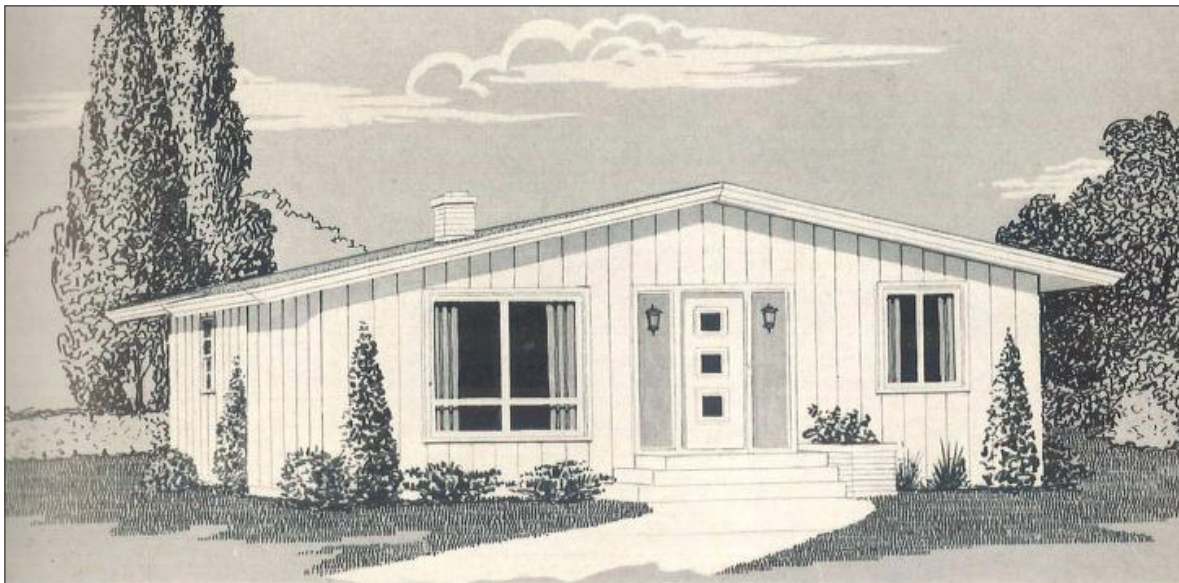
(119 examples dating from 1915–2014)

Characteristics

Free Traditional houses employ traditional stylistic attributes—evenly spaced windows, shutters, gabled roofs—but cannot easily be sorted into a particular style. In Fairmount Heights, their construction dates range over a century; however, note that some examples were likely styles that underwent renovations eliminating that earlier style's characteristics.¹ Consider writer Stewart Brand's observations on such evolution: "Domestic buildings—homes—are the steadiest changers, responding directly to the family's ideas and annoyances, growth and prospects. The house and its occupants mold to each other twenty-four hours a day, and the building accumulates the record of that intimacy."² Unconstrained by the particular requirements of representing a certain style, Free Traditional houses quite often convey a sense of comfort and spaciousness.

Prevalence and Distribution

Exceeded only by the number of the Split-Level styles, Free Traditional houses are found throughout the town.



The "Woodbine" design from 1960 shows the broad, low-sloped roof that signaled up-to-date style without making the house overtly "modern." Note the centered front door and reproduction coach lamps. It is similar to the Free-Traditional dwellings in the 900 block of 59th Avenue. Source: William E. Pederson, *Practical Homes, 13th Edition*, (St. Paul: Wm. E. Pederson, 1960), 37, Building Technology Heritage Library, Association for Preservation Technology, Int.; archive.org.

¹ For example, the dwellings at 611 and 704 62nd Avenue may be Robinson White Bungalows (see the Bungalow section) that have had their porches removed.

² Stewart Brand, *How Buildings Learn*, (New York: Penguin Books, 1994), 7.

Variations in Fairmount Heights

Many interesting dwellings are classified as Free Traditional. Note the one-shouldered chimney used as a prominent design feature on the brick house at 703 Eastern Avenue, and the rusticated one, with decorative stone amid the bricks, at 5440 Addison Road. Broad picture windows, very much a post-World War II (1939–1945) status symbol, are found at 805 57th Place, 1010 and 1014 59th Avenue, 706 and 726 60th Avenue, 817 Eastern Avenue, 6112 L Street, 5470 Addison Road and 5535 Sheriff Road. The hipped roof of the neat brick house at 605 62nd Avenue (which may have started life as a 1921 bungalow) suggests the French provincial style. The massing of the triplet dwellings at 5411 and 5413 Sheriff Road and 5912 Lee Place is surely Victorian-inspired. Note the impressive two-story square-brick-columned portico featured on the house at 5917 Jost Street. With its dignified architectural lines and divided two-car garage, the house at 5914 Lee Place is the epitome of gracious American suburban ease.



5914 Lee Place
Built: 1966

Table 17. Free Traditional Photo Inventory

	57th Place, 805 Built: 1950		58th Avenue, 1016 Built: 1948		59th Avenue, 709 Built: 1943
	57th Place, 807 Built: 1929		58th Avenue, 1018 Built: 1949		59th Avenue, 713 Built: 1946
	57th Place, 809 Built: 1929		58th Avenue, 1021 Built: 1947		59th Avenue, 715 Built: 2006
	57th Place, 817 Built: 1968		58th Avenue, 1028 Built: 1947		59th Avenue, 727 Built: 1939
	57th Place, 821 Built: 1942		58th Avenue, 1030 Built: 1983		59th Avenue, 900 Built: 1961
	57th Place, 915 Built: 1989		59th Avenue, 608 Built: 1950		59th Avenue, 902 Built: 1957
	58th Avenue, 1001 Built: 1987		59th Avenue, 610 Built: 1946		59th Avenue, 903 Built: 1956



59th Avenue, 904
Built: 2008



60th Avenue, 903
Built: 1966



60th Place, 718
Built: 1939



59th Avenue, 905
Built: 1966



60th Avenue, 912
Built: 1989



60th Place, 729
Built: 1949



59th Avenue, 1007
Built: 1942



60th Avenue, 914
Built: 1947



61st Avenue, 715
Built: 1908



59th Avenue, 1010
Built: 1987



60th Avenue, 916
Built: 2006



61st Avenue, 716
Built: 1919



59th Avenue, 1014
Built: 1929



60th Avenue, 922
Built: 1937



61st Avenue, 731
Built: 1963



59th Place, 713
Built: 1936



60th Avenue, 1011
Built: 1966



61st Avenue, 801
Built: 1930



60th Avenue, 703
Built: 2013



60th Avenue, 1102
Built: 1925



61st Avenue, 1103
Built: 1949



60th Avenue, 706
Built: 1972



60th Avenue, 1104
Built: 1930



61st Avenue, 1108
Built: 1932



60th Avenue, 707
Built: 1930



60th Avenue, 1109
Built: 1953



61st Avenue, 1112
Built: 1987



60th Avenue, 723
Built: 1915



60th Avenue, 1111
Built: 1965



62nd Avenue, 605
Built: 1921



60th Avenue, 726
Built: 1949



60th Place, 711
Built: 1929



62nd Avenue, 611
Built: 1921



62nd Avenue, 702
Built: 2004



Eastern Avenue, 509
Built: 1921



J Street, 5904
Built: 1915



62nd Avenue, 704
Built: 1916



Eastern Avenue, 523
Built: 1919



J Street, 5909
Built: 1951



Addison Road, 5440
Built: 1947



Eastern Avenue, 703
Built: 1961



J Street, 5915
Built: 1956



Addison Road, 5442
Built: 1946



Eastern Avenue, 815
Built: 1947



J Street, 6102
Built: 1925



Addison Road, 5444
Built: 1930



Eastern Avenue, 817
Built: 1945



J Street, 6104
Built: 1953



Addison Road, 5446
Built: 1923



Eastern Avenue, 835
Built: 2014



J Street, 6106
Built: 1974



Addison Road, 5470
Built: 1961



Eastern Avenue, 839
Built: 1925



Jost Street, 5707
Built: 1949



Addison Road, 5500
Built: 1940



Eastern Avenue, 907
Built: 1946



Jost Street, 5709
Built: 1996



Addison Road, 5509
Built: 1991



Eastern Avenue, 951
Built: 1948



Jost Street, 5716
Built: 1924



Addison Road, 5524
Built: 1930



H Street, 5908
Built: 1962



Jost Street, 5719
Built: 1924



Balsamtree Drive, 1106
Built: 1930



J Street, 5708
Built: 1947



K Street, 5706
Built: 1958



K Street, 5707
Built: 1989



Kolb Street, 6100
Built: 1950



Lee Place, 5912
Built: 2007



K Street, 5709
Built: 1995



Kolb Street, 6102
Built: 1960



Lee Place, 5914
Built: 1966



K Street, 5903
Built: 1944



Kolb Street, 6105
Built: 1950



Lee Place, 6000
Built: 1962



K Street, 5906
Built: 1967



Kolb Street, 6106
Built: 1945



Lee Place, 6003
Built: 1996



K Street, 5917
Built: 1999



L Street, 5806
Built: 1948



Lee Place, 6100
Built: 1966



K Street, 5999
Built: 1990



L Street, 5812
Built: 1921



Lee Place, 6101
Built: 1971



K Street, 6000
Built: 1928



L Street, 5908
Built: 1956



Sheriff Road, 5411
Built: 2006



K Street, 6104
Built: 1925



L Street, 5914
Built: 1990



Sheriff Road, 5413
Built: 2006



Kolb Street, 5602
Built: 1956



L Street, 6009
Built: 1982



Sheriff Road, 5535
Built: 1963



Kolb Street, 5717
Built: 2012



L Street, 6111
Built: 2006



Veterans
Monument Place,
5901
Built: 1960



Kolb Street, 5723
Built: 2010



L Street, 6112
Built: 1963

Fairmount Heights
Prince George's County, Maryland
2020

UNIQUE STYLES

0 200 400 Feet

SHERIFF RD
ADDISON RD
EASTERN AVE
TOWN BOUNDARY

District of Columbia
Maryland

Unique Style

- ① Post Modern
- ② Craftsman
- ③ Tudor Revival
- ④ Regency Revival

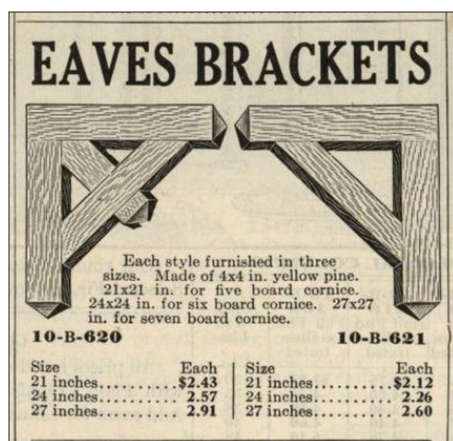
Town Boundary

Subdivision

- 1900 - Fairmount Heights
- 1907 - Waterford
- 1909 - Mount Wiessner
- 1910 - North Fairmount Heights
- 1911 - Bryn Mawr, West Fairmount Heights
- 1923 - Sylvan Vista

UNIQUE STYLES

(4 dwellings in Fairmount Heights are unique (within the town) to the style under which they are classified)



One of the most common Craftsman elements copied was a simple decorative bracket of two perpendicular pieces of wood with a third spanning their ends. The bracket stood as shorthand for Stickley's aesthetic of simplicity and honesty in construction and materials, even though the bracket itself was applied ornament. "Eaves Brackets" and "Rafter Ends" in several sizes could be ordered from building material and supply companies such as this one.

Source: Harris Brothers Co., *Building Material, Millwork, Lumber, Harris Homes, Presto-Up Garages, Lakeside Cottages, Perfection Plumbing and Heating Systems*, (Chicago: Harris Brothers Co., 1920), 38, Building Technology Heritage Library, Association for Preservation Technology, Int.; MBJ Collection, archive.org.

Craftsman Style

The Craftsman was a magazine founded in 1901 by Gustav Stickley (1858–1942) to promote his furniture, house designs, and ideas about Arts and Crafts philosophy. He also published *Craftsman Houses: A Book for Home-Makers* (1913). Meant to be a style and design approach "for the masses," Craftsman design nevertheless shared many design principles with custom-built Arts and Crafts houses of the period, including those by Greene and Greene in Pasadena, California. Stickley believed "an honest home made honest people" and "an honest home let its materials and structure be frankly and freely expressed."¹ Architectural historian Alan Gowans has noted that "*Craftsman* designs were probably pirated more than any others."² Indeed, *Craftsman*-like designs appeared in many kit house and design books of the period. A successor firm continues to produce Stickley's furniture designs today.

The **Perkins-Robinson House** at 811 58th Avenue was constructed circa 1922–1926, probably as speculative property by the Perkins family of the Bowie vicinity.³ The house's first owner-occupants were William and Pearl Robinson.⁴ Its distinctive Craftsman character comes from the low-pitched roofs with broad overhangs and the decorative eaves brackets. (The narrow, paired windows are an unusual feature, more common to late-nineteenth century styles.) The house may either be the work of a local builder or an obscure kit house model. The front porch likely originally had wood columns on the piers, if indeed the concrete block piers are original. The original siding has been covered with vinyl siding, and the open centers of the brackets covered with vinyl or aluminum. The windows and doors have been replaced.

1 Alan Gowans, *The Comfortable House*, (Cambridge: The MIT Press, 1986), 202.

2 Alan Gowans, *The Comfortable House*, (Cambridge: The MIT Press, 1986), 202.

3 The Perkins farm was located in what is now Pointer Ridge, northwest of the intersection of MD 310 and MD 214.

4 Lots 1 and 2, Block D, Fairmount Heights were originally sold by Robinson White to the Alexander Underdowns, caterers who operated the California Fruit and Delicatessen Company at 1742 Fourteenth Street in Washington, D.C., in 1906 (*Land Records of Prince George's County*, Liber 43, Folio 510). The unimproved property was sold at tax sale in 1917, and eventually purchased for \$200 in 1922 by Bowie farmers Edward E. and Grace Perkins (175:92). The Perkins', whom the land records indicate were prolific buyers and sellers of real estate during the period, sold it to William and Pearl Robinson in 1925 for \$2,650 with a mortgage of \$2,400 (255:439); (248:139) and were required by that deed of trust to keep the improvements insured for \$5,000. It seems likely the Perkins' built the house as speculative property during 1922–1925, before selling it to the Robinsons. The Robinsons defaulted on the loan and the property was repurchased by the Perkins' for \$2,500 in 1928 (324:192). In 1936 the Perkins' sold the property to Lonzena Washington (aka Lonzena Berry) and George Peterson (445:227) who owned it for many years.

Tudor Revival Style

Tudor Revival takes its name from 1) the royal House of Tudor, members of whom ruled England in the 1500s, and 2) a method of construction common during that period. “The distinctive feature of Tudor proper was supposed to be a wall pattern resulting from half-timber construction: darkened oak timbers whose interstices were filled with whitened nogging (rubble of various sorts, stuccoed, plastered, or whitewashed.)”⁵ “By the early 20th century the Tudor Revival style was adapted to the middle-class suburban house and eventually became especially popular for the affordable small houses of the 1920s and 1930s.”⁶ Steeply pitched roofs, irregular massing,



elaborate chimneys and grouped casement windows are other common signifiers of Tudor Revival. It is interesting to note that actual Tudor buildings would not have been practical in North America: the harsher winter climate requires additional sheathing of weatherboard or shingles.⁷ The **Owens-Givens House** at 800 60th Avenue predates Fairmount Heights. It was originally part of a now-defunct subdivision called Deanwood Park.⁸ (Note that the house is not aligned with 60th—originally Clark—Avenue.) It appears to have been built in 1894 by John H. (born 1824) and Mary Elizabeth (born 1850) Owens,⁹ a white couple who lived there with their young grandson Benjamin Beach.¹⁰ In 1914 the widowed Mary Owens sold the property to Charlotte M. Marshall, who sold it to James E. (1889–1973) and Hattie Ann (1891–1963) Givens in 1926.¹¹ Mr. Givens worked for the federal government and Mrs. Givens worked in hospitality. The Givens’ lived with their children Milton, Edward, Carter, Harry, and Lucille, whose house it later became.¹² The property has remained in the Givens family ever since. It seems likely the house was not built in the Tudor Revival style, but that the half-timbering in the gable was added later, possibly by the Givens’ in the early part of their ownership when this style surged in popularity.

5 Alan Gowans, *The Comfortable House*, (Cambridge: The MIT Press, 1986), 186.

6 Rachel Carley, *The Visual Dictionary of American Domestic Architecture*, (New York: Henry Holt and Company, LLC, 1994), 200.

7 Merritt Ierley, *Open House: A Guided Tour of the American Home*, (New York: Henry Holt and Company, Inc., 1999), 13.

8 Not to be confused with the 1927 Deanwood Park subdivision to the north of Fairmount Heights (Plat Book SDH 3, Page 57). The house sits on a large parcel the size of five normal Fairmount Heights-size lots: Lot 4, Block P, Fairmount Heights but originally Lots 40–44, Block 9, Deanwood Park (JWB5:638); the subdivision plat is noted as “torn from said Land Records” in the *Land Records of Prince George’s County*, Liber 90, Folio 344. In 1890 Henry Hinke conveyed 53½ acres to Augustus and Maggie Burgdorf (16:189); the Burgdorfs subdivided the land and then conveyed Lots 40–44 in Block 9 of Deanwood Park to the Owens’ in 1894 (30:455), suggesting the Owens’ bought the five lots and then improved them with one house. Because the original Deanwood Park description was no longer valid, Mrs. Owens joined with the Burgdorfs to convey the property to Charlotte M. Marshall in 1914 (90:344), who then conveyed it to the Givens’ in 1926 (288:25). Allen C. Clark executed a quitclaim deed for the property to the Givens’ in 1928, which notes that ownership may have been conveyed to him when he platted Fairmount Heights (314:53). See also 22:408 and 22:409, Owens *et ux* to Godfrey to Mary Owens, 1900.

9 The house appears to be shown on G. M. Hopkins’ 1894 map *The Vicinity of Washington, D.C.* labeled “Jno [John] H. Owens, Ia[cre].” <https://www.loc.gov/resource/g3850.ct003624/>.

10 1900 U.S. Census, Kent Election District, Prince George’s County, Maryland, Enumeration District 105, page 2, Location 33, [familysearch.org](https://www.familysearch.org); 1910 U.S. Census, Kent Election District, Prince George’s County, Maryland, Enumeration District 74, page 4A, Addison Chapple (sic) Road-Clark Avenue, Location 1–68, [familysearch.org](https://www.familysearch.org).

11 *Land Records of Prince George’s County*, Liber 288, Folio 25. This deed included part of Lot 5.

12 1920 United States Census, Seat Pleasant Election District 18, Prince George’s County, Maryland, Enumeration District 99s, Sheet 8A, Fairmount Heights, Number of Dwelling House in Order of Visitation: 161; 1930 United States Census, Seat Pleasant Election District 18, Prince George’s County, Maryland, Fairmount Heights town [sic], Enumeration District 17–48, Sheet 4-B, Number of Dwelling House in Order of Visitation: 96; 1940 United States Census, Fairmount Heights, Enumeration District 17–68, Sheet 4-B, 727 Clark Avenue, [familysearch.org](https://www.familysearch.org). The 1920 census shows the Givens’ living in Fairmount Heights, but does not provide a street or house number, only that the house was “owned.” However, the land records do not list James E. Givens as a grantee prior to 1926.



TOP: Aladdin Homes offered the "Elms," a 1916 kit house design whose antecedents are certainly from the nineteenth century. The overall form is very like that of the Owens-Givens House and suggests the dwelling's early appearance before Tudor Revival accents were added. The text reminds us the design is "adapted to country home requirements," which, even though it was in a subdivision when built, the Owens-Givens House certainly would have had to be. Source: The North American Construction Co., *Aladdin Homes Catalog No. 28*, (Bay City: The North American Construction Co., 1916), 37, The Association for Preservation Technology, from the collection of Floyd Mansberger, illinoisarcheology.com; archive.org

BOTTOM: This 1926 design from Radford Homes shows how the newly popular Tudor Revival style could have inspired the remodeling of the Owens-Givens House. Source: William A. Radford, *Helps for Homebuilders*, (Chicago: Wm. A. Radford, 1926), 111, The Association for Preservation Technology, from the collection of Floyd Mansberger, illinoisarcheology.com; archive.org.

Regency Revival

Regency was a refinement of Georgian architecture that became popular during the period when England's future King George IV served as the Prince Regent (1811–1820) for his father King George III, who had become incapacitated by mental illness. In America it corresponds with Federal architecture. The sophisticated Regency Revival style for domestic architecture was briefly popular in America from the 1930s until after World War II (1939–1945) and is associated with and sometimes combines the qualities of Art Deco and Streamlined Moderne. Formality, tidiness, flat expanses of wall (often stucco or painted brick), square or rectangular forms, very low-pitched roofs, and delicate ironwork railings are all characteristics of this style, which was more popular in the far west than the east. The native Californian, Black architect Paul R. Williams, AIA, (1894–1980) designed several houses in the Regency Revival style,¹³ although he is most famous for his 1940s Crescent Wing addition and cursive logo for the Beverly Hills Hotel.¹⁴

The **Roswell Newcomb Pinckney House** at 615 60th Place is a good example of a simplified form of this style. Note the low-pitched, pyramidal roof and the iron railing with stylized starburst design. A history of the Pinckney family's time in Fairmount Heights can be found in the Colonial Revival section of this book.

Postmodern Style

Postmodern architecture emerged as a reaction against the domination of modern architecture, particularly commercial architecture, where bland forms were often carelessly repeated so that a mid-twentieth century post office was indistinguishable from a school, a school from an office building, an office building from a grocery. “[Postmodern] [d]esigns make liberal use of such traditional Classical vocabulary as the pediment and the Palladian window, but the familiar forms are deliberately exaggerated, overblown or flattened...”¹⁵ As noted previously, Modernism never dominated American domestic architecture, so there was no need for a correction, but Postmodern forms began to appear as early as 1959 in some designs.¹⁶ The styles' freshening of traditional themes and sense of playfulness are well-suited to single-family dwellings.



Period plan books offered variations on Regency Revival themes, sometimes calling them “classic modern” or “Regency type.” Source: Weyerhaeuser Sales Company, *Weyerhaeuser 4 Square Book of Homes*, (St. Paul: Weyerhaeuser Sales Company, 1940), 74, The Association for Preservation Technology, International, Floyd Mansberger Collection, archive.org.

¹³ Paul R. Williams, *The Small Home of Tomorrow*, (Hollywood: The Press of Murray & Gee, Inc., 1945), 12; 20; 32; 40; 56.

¹⁴ Robert S. Anderson, *The Beverly Hills Hotel: The First 100 Years*, (Beverly Hills: The Beverly Hills Collection, 2012), 204.

¹⁵ Rachel Carley, *The Visual Dictionary of American Domestic Architecture*, (New York: Henry Holt and Company, LLC, 1994), 259.

¹⁶ See Robert Venturi's “Project for a Beach House,” “Meiss House Projects,” and “Residence in Chestnut Hill, PA,” featured in *Complexity and Contradiction in Architecture*, (New York: The Museum of Modern Art, 1966, 1977), 108; 114; 118.

The house at 5424 Addison Road was designed by Peabody Architects of Alexandria, Virginia in partnership with O'Neill Development and Beracah Homes for the Housing Initiative Partnership (HIP) of Prince Georges County. It was the first modular “passive” house built in the Washington metropolitan region. “Passive building comprises a set of design principles used to attain a quantifiable and rigorous level of energy efficiency within a specific quantifiable comfort level.”¹⁷ The design of the house incorporates Postmodern elements to charming effect: note the deep front porch, sturdy Craftsman-like columns, novelty or “fish scale” shingles, steep roof with wide eaves, and oversized round louver in the gable. Note also how it resembles the Temple Houses that first appeared in Fairmount Heights in 1900. Peabody Architects offers the design as part of their stock passive house plans.

Table 18. Unique-Style Dwellings in Fairmount Heights



811 58th Avenue

Built: 1924, Style: Craftsman, *Perkins-Robinson House*



800 60th Avenue

Built: 1894, Style: Tudor Revival, *Owens-Givens House*



615 60th Place

Built: 1946, Style: Regency Revival, *Roswell Newcomb Pinckney House*



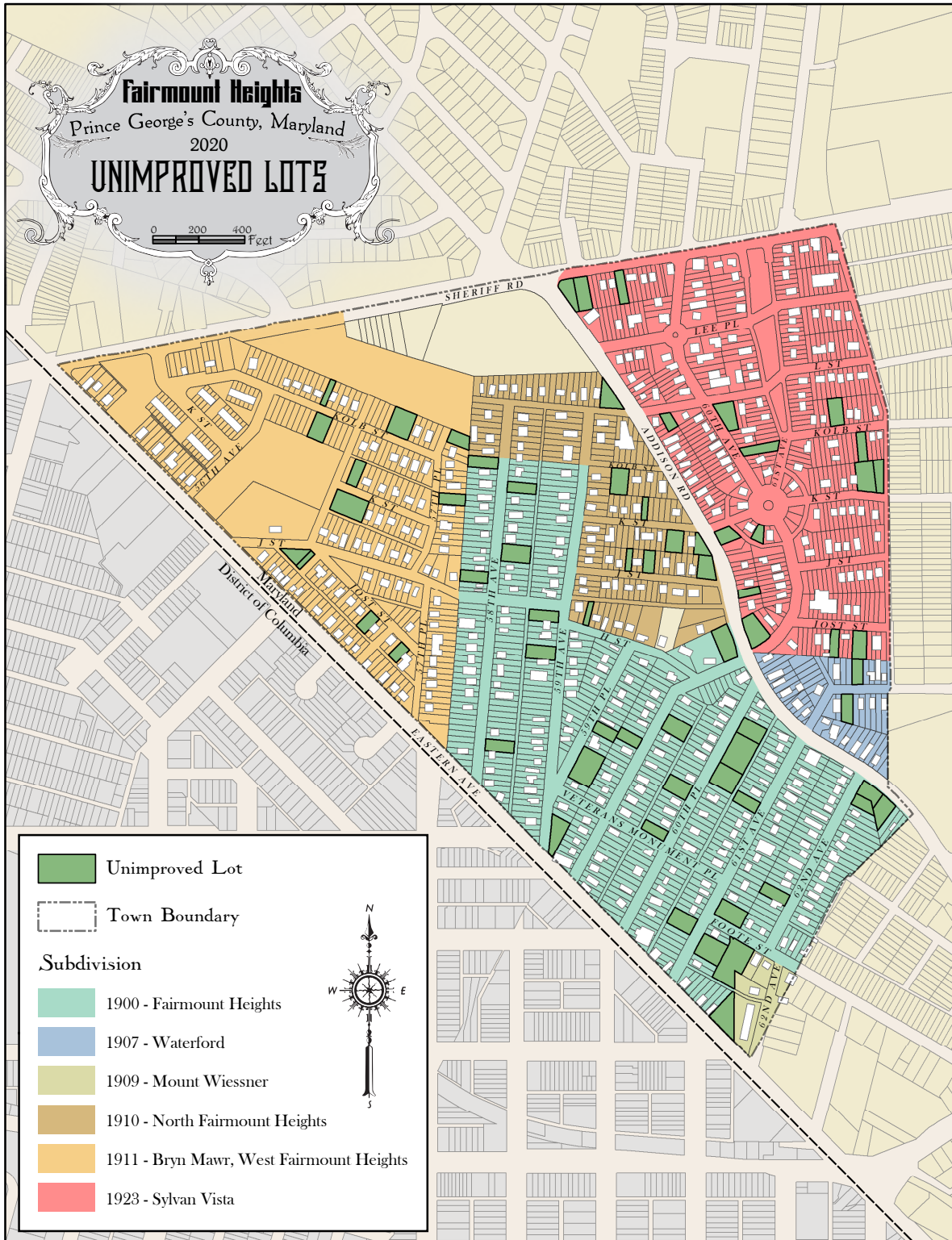
5424 Addison Road

Built: 2016, Style: Postmodern, *HIP Passive House*

¹⁷ “Passive House Principles,” PHIUS, <https://www.phius.org/what-is-passive-building/passive-house-principles>.

NEW DWELLING IDEAS

Map 17. Unimproved Lots in Fairmount Heights



NEW DWELLING IDEAS

(66 identified sites)

As stated in the introduction, dwelling construction has historically been scattered among the subdivisions. In several cases, single twenty-five-foot vacant parcels are owned by (and were transferred to decades ago) the town or County. Where these parcels abut property occupied by dwellings near the lot line, they are not shown as “vacant” because it would be impractical to improve them. In other instances, similar unimproved parcels may be shown as part of an improved property if how it is used seems to indicate such inclusion. Therefore, this list is conservative in its enumeration of sites that *may* be suitable for a new dwelling. All lots shown here are zoned RSF-65 (Residential, Single-Family, 65). In no way does the list or the map imply any land is for sale or available for use by anyone other than the owner.

House styles in Fairmount Heights continue to evolve eclectically with the addition of new dwellings. For additional inspiration, this book offers five dwelling ideas designed to be compatible in style and scale with the existing houses in Fairmount Heights. Each is designed for a differently sized area of land, lifestyle, and number of occupants. All offer popular features such as open kitchen, dining and living areas, room for a home office and outdoor space for entertaining or relaxing. In the spirit of old and new pattern books from which homeowners sometimes draw ideas, they are named for the first six mayors of Fairmount Heights: Robert S. Nichols (1935–1937), Ulysses Mackall (1941–1943), James A. Campbell (1943–1955), Doswell E. Brooks (1955–1967), Lawrence L. Brooks Sr., (1967–1973), and Charles C. Davis (1973–1977).

Table 19. New Dwelling Ideas Lot Inventory

Address	Address	Address
57th Place, 911	61st Avenue, 705	Jost Street, 5701
57th Place, 1005	61st Avenue, 712	Jost Street, 5715
58th Avenue, 707	62nd Avenue, 604	Jost Street, 5721
58th Avenue, 1004	62nd Avenue, 713	Jost Street, 6107
58th Avenue, 1007	62nd Avenue, 717	Jost Street, 6111
58th Avenue, 1023	Addison Road, 5400	K Street, 5701
58th Avenue, 1026	Addison Road, 5425	K Street, 5702
59th Place, 705	Addison Road, 5460	K Street, 5908
59th Place, 711	Addison Road, 5472	K Street, 5915
59th Avenue, 722	Addison Road, 5477	K Street, 5919
59th Avenue, 730	Addison Road, 5601	K Street, 6108
60th Place, 700	Eastern Avenue, 505	K Street, 6110
60th Place, 708	<i>Site of William Sidney Pittman House</i> <i>(Historic Site 72-009-18)</i>	Kolb Street, 5610
60th Avenue, 715	Eastern Avenue, 605	Kolb Street, 5613
60th Avenue, 716	Foote Street, 6105	Kolb Street, 5712
60th Place, 717	H Street, 5900	Kolb Street, 5903
60th Place, 719	J Street, 5613	Kolb Street, 6104
60th Place, 725	J Street, 5906	Kolb Street, 6109
60th Avenue, 808	J Street, 5920	L Street, 5903
60th Avenue, 918	J Street, 5910-12	L Street, 6007
60th Avenue, 1003	Jefferson Heights Drive, 5501	Sheriff Road, 5407
61st Avenue, 612	Jefferson Heights Drive, 5502	Sheriff Road, 5415
61st Avenue, 613		

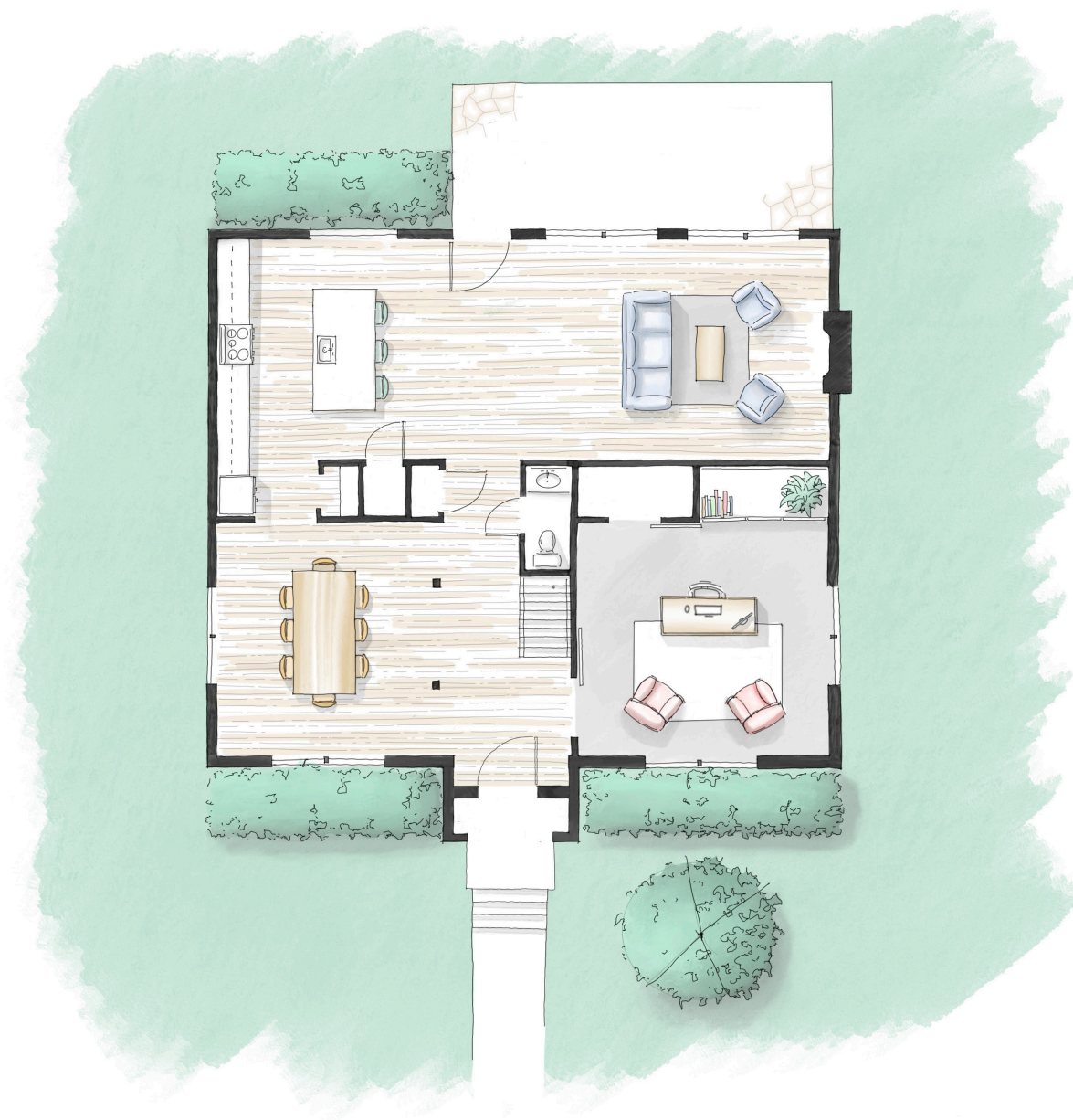


The Nichols *A Dual-Suite House*

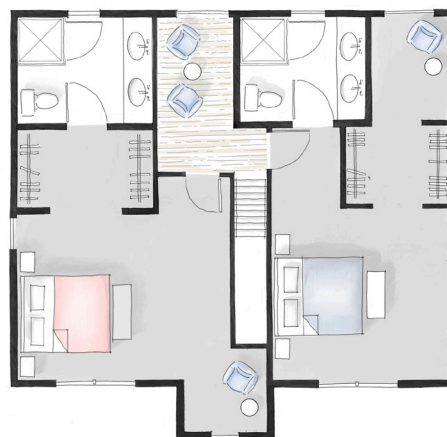
Square feet: 2,305 (1,152 square feet each floor)

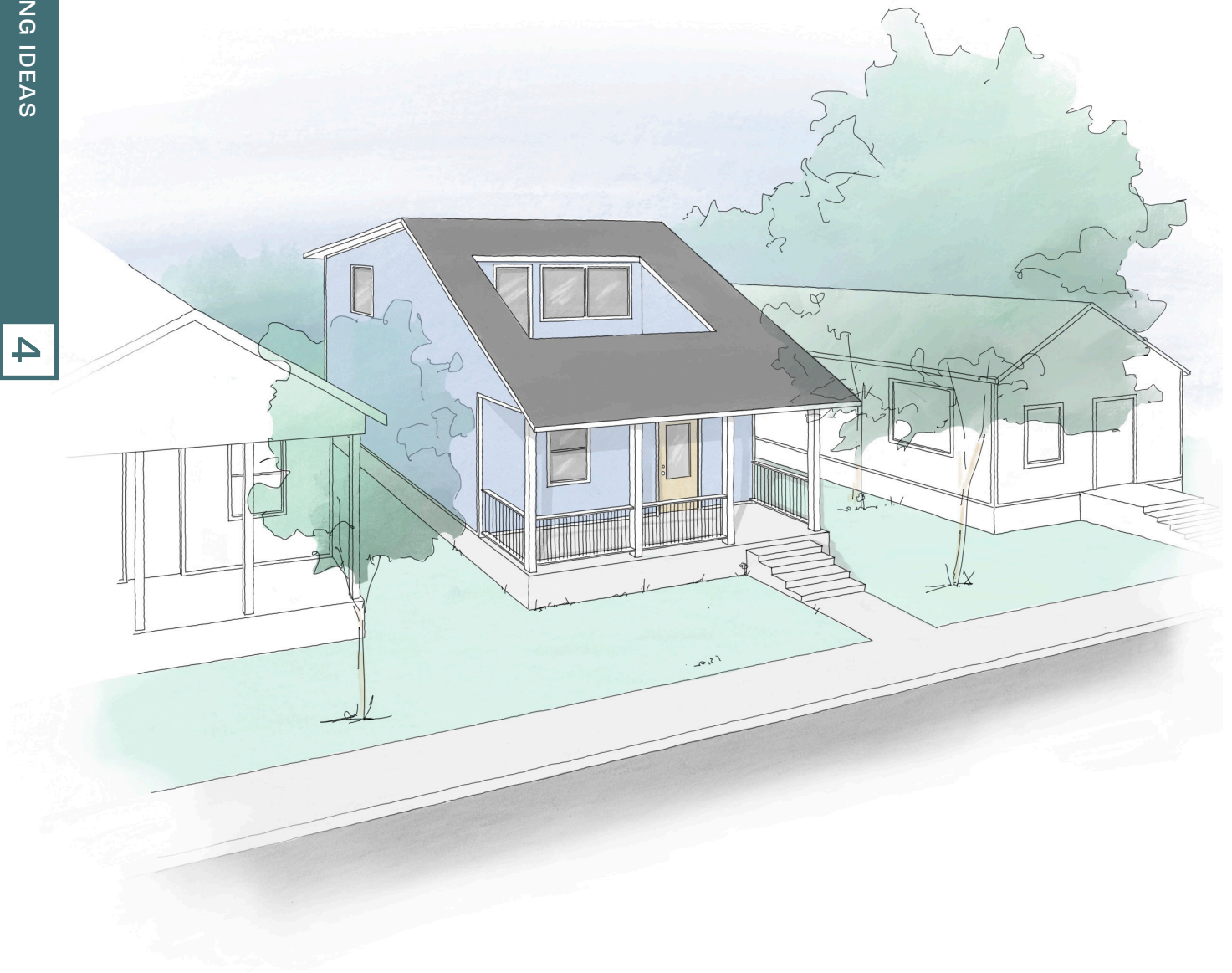
Dimensions: 36 feet of street frontage; 32 feet deep

This design for a Neo-Eclectic-style two-story house has a formal exterior with decorative quoins. The recessed front door is practical in inclement weather. The house reiterates visual themes of the neighborhood's Colonial Revival houses, especially the Henry Pinckney House (608 60th Place) and others such as the houses at 5440 Addison Road and 1008 60th Avenue. It is shown here as infill between two houses of traditional, Colonial Revival form.



On the interior, the room to the right of the front door is shown furnished as a home office but could be used as a den or library. Note the open floor plan, and how the spaces for relaxed living and casual dining are located at the rear for more privacy. The combined living room/kitchen opens on to a large terrace. Upstairs are two large primary bedrooms, each with its own bath and sitting area. This design could be ideal for a couple without children, for a multigenerational small family, or for use as a shared residence.





The Mackall *A House With a Hidden Deck*

Square feet: 669 (407 square feet first floor; 262 square feet second floor)

Dimensions: 16 feet of street frontage, 27 feet deep; 6-foot-deep porch

This small one-and-one-half-story house would fit well on a narrow lot between other smaller Fairmount Heights Bungalows and Cottages, as shown here. A friendly front porch addresses the social aspects of the street, while a deck above offers a space to relax in private, but still be part of the life of the neighborhood. With its wide sloping roof sheltering the porch, it recalls the bungalows of the neighborhood's early twentieth century decades but is distinctly contemporary.



The house is designed for one person or a couple. The front door opens directly onto a combined living area and kitchen. Off the kitchen is a small, windowed room that could be used as a pantry or a small office workspace. An area for outdoor living gives off the kitchen at the rear. Upstairs, a single bedroom and bath with their own private deck are tucked away under the eaves.



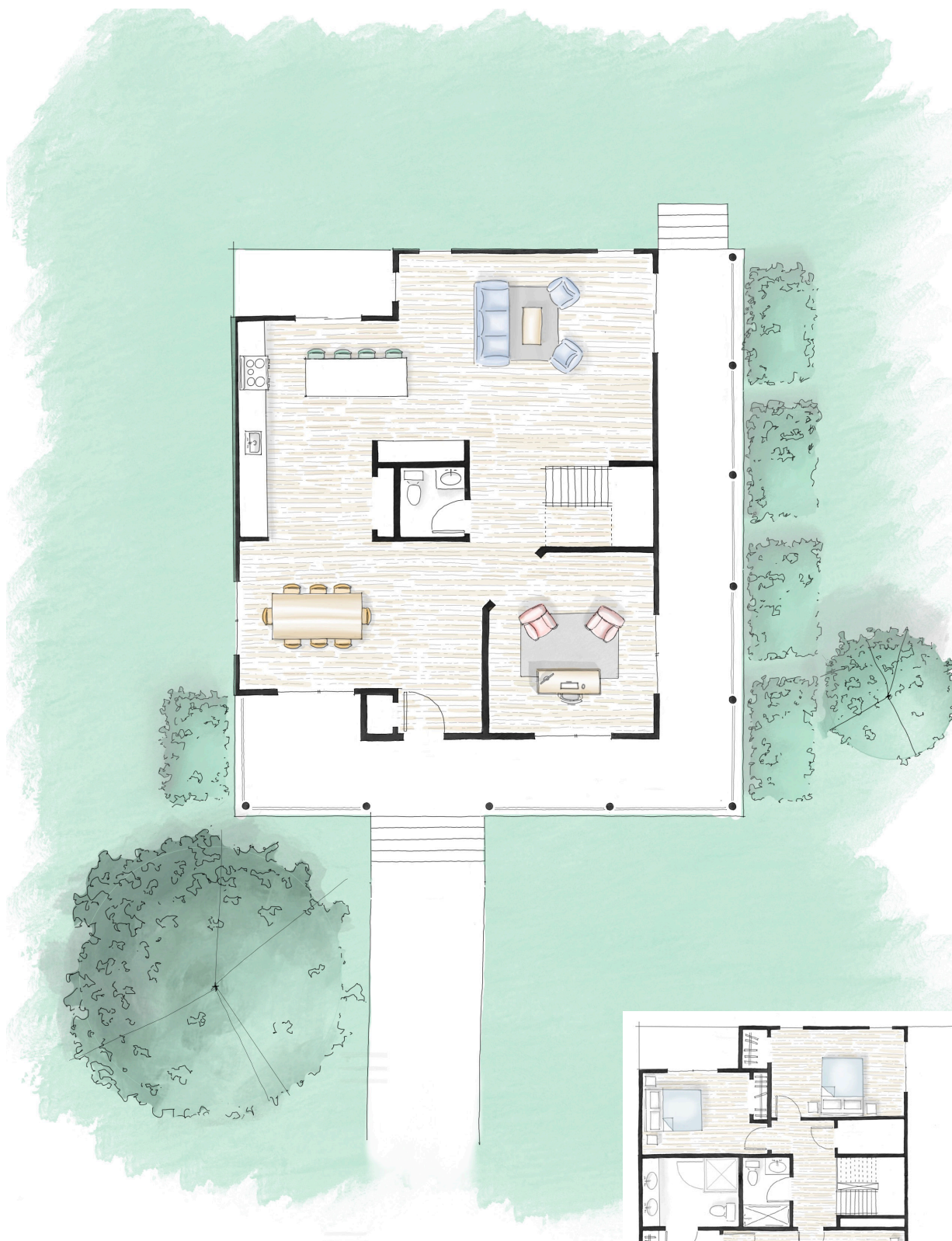


The Campbell *A House With A Wraparound Porch*

Square feet: 1,882 square feet (941 square feet on each floor)

Dimensions: 30 feet of street frontage, 35 feet deep; 6-foot-deep porch (larger at corner)

This dwelling is similar in style to the Victorian cross-gable houses of early Fairmount Heights, but with more windows and an open floor plan. However, as shown here, in overall volume and design vocabulary it would work well next to a single-story house. The bracket-and-strut decorative elements at the apex of the gables is a nod to the Victorian and Craftsman styles. The house is ideal for a quiet corner site. A generously sized porch offers plenty of room for outdoor living and dining.



The dining area and a home office are situated to the left and right of the front entrance, respectively. A large kitchen and family living area are located at the rear, with a small porch for grilling located directed off the kitchen workspace. Upstairs are three good-sized bedrooms.



The Brooks *A New Bungalow*

Square feet: 1,825 square feet

Dimensions: 38 feet of street frontage, 56 feet deep; 12-foot-deep porch

Reminiscent of the hip-roof Bungalows of early Fairmount Heights, this house offers one-level living. Designed for a large corner lot so the rear can be accessed by a car, a friendly front porch addresses the street. Instead of a half-story, the living spaces feature vaulted ceilings, lighted by the front-facing dormer.



As with other designs, a handy, well-lighted and spacious work-from-home office is located at the front, with a view across the porch to the street. The combined living, dining and kitchen area is flanked by bedrooms at the side and rear, each with its own bath. At the rear is an outdoor living space at ground level, with a large storage area. The house is shown here with trees that shelter the more private areas of the house.

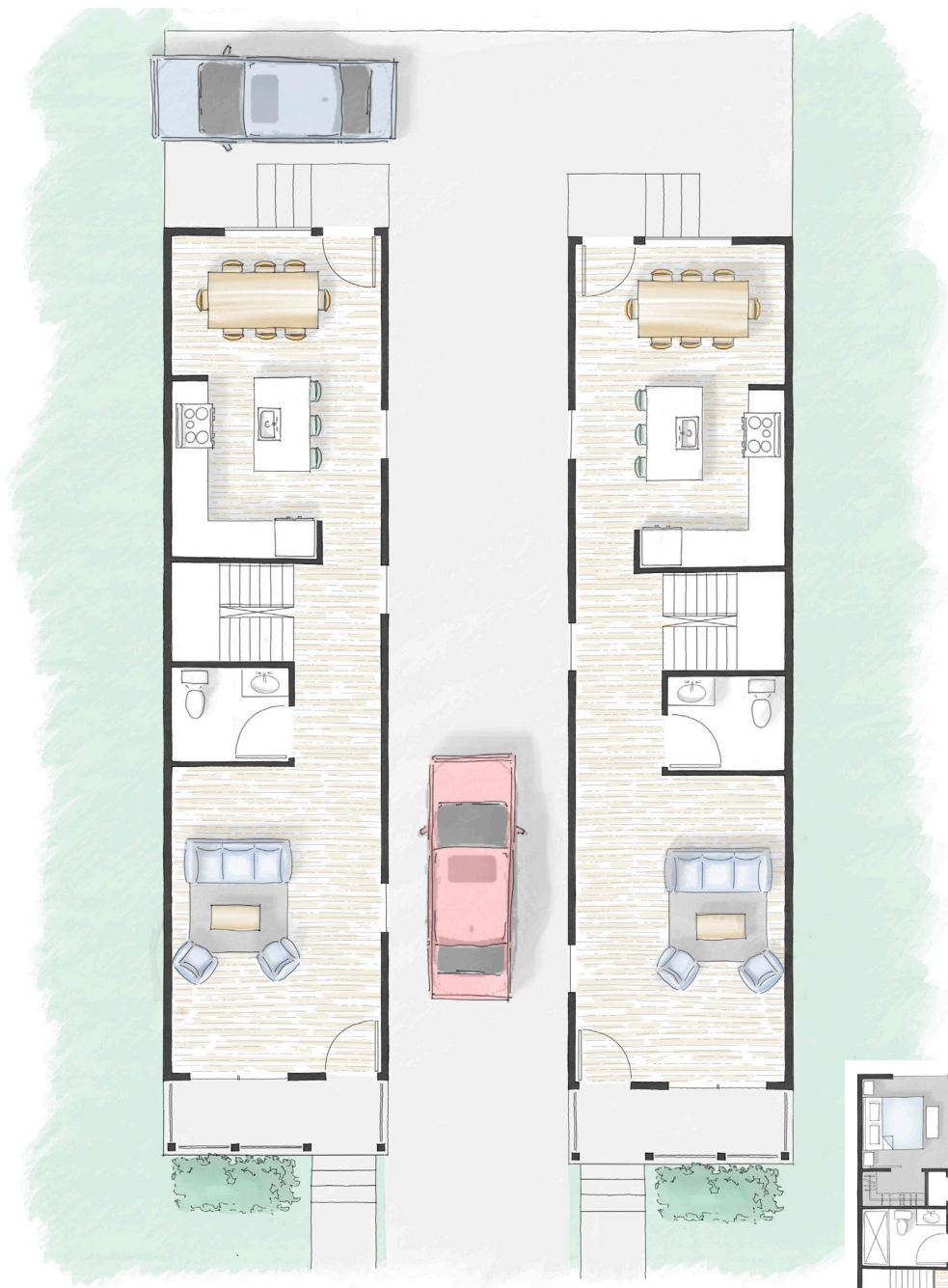


The Davis *A New Freestanding Rowhouse*

Square feet: 1,456 square feet (728 square feet on each floor)

Dimensions: 14 feet of street frontage, 52 feet deep; 6-foot-deep porch

Similar to the early 1900s Freestanding Rowhouses, this design can be built by itself on a narrow lot, or built as a pair, or as shown here, in a row creating a vibrant streetscape. In this situation, parking is accommodated at the rear by a shared access drive. Private, second-floor porches off the front bedrooms are ideal for morning coffee, and a traditional first-floor porch offers opportunity for socializing with neighbors. Behind the decorative parapet the roof is slightly sloped and offers concealed space for mechanical equipment. Large windows light the front and back living areas.



The plan shows the shared drive in use. The front porch opens directly onto the living area, while a light-filled dining room open to the kitchen is at the back.

Upstairs are two bedrooms, each with its own bath. A generously-sized stairway with a large landing links the two levels.



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